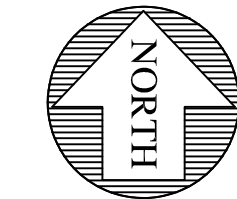


VICINITY MAP

N.T.S.



SCALE 1" = 10'

VERTICAL DATUM

NAVD 88

BENCHMARK

1" BRASS DISK WITH PUNCH MARK, SET 1.72' BELOW GRADE, IN A FOGTITE MONUMENT CASE LOCATED IN THE CENTER OF THE INTERSECTION OF FRONT STREET AND SUNSET WAY
ELEVATION=94.15 FEET

HORIZONTAL DATUM

NAD 83/2011

BASIS OF BEARINGS

N87°46'13"W ON CENTERLINE OF SUNSET WAY BETWEEN FOUND MONUMENTS AT THE INTERSECTIONS OF 2ND AVENUE SE AND 4TH PLACE SE

INSTRUMENTATION

INSTRUMENT USED: 5 SECOND TOTAL STATION.

FIELD SURVEY WAS BY CLOSED TRAVERSE LOOPS, MINIMUM CLOSURE OF LOOPS WAS 1:22,000, IN ACCORDANCE WITH WAC 332-130-090

NOTE

THE FIELDWORK FOR THIS SURVEY WAS PERFORMED IN SEPTEMBER, 2014

LEGAL DESCRIPTION

THAT PORTION OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 34, TOWNSHIP 24 NORTH, RANGE 6 EAST, W.M., IN KING COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE SOUTH LINE OF MILL STREET, WHICH IS 30 FEET SOUTH AND 20 FEET EAST OF THE NORTHWEST CORNER OF SAID SUBDIVISION;
THENCE EAST ALONG SAID SOUTH LINE 110 FEET;
THENCE SOUTH 120 FEET;
THENCE WEST 110 FEET;
THENCE NORTH 120 FEET TO THE POINT OF BEGINNING.

SITUATE IN THE COUNTY OF KING, STATE OF WASHINGTON.

CITY OF ISSAQUAH APPROVAL STAMP

APPROVAL CONDITIONS

CPD Planner Date CPD Engineer Date

☐ Reviewed and determined to be not applicable. ☐ Reviewed and determined to be not applicable.

CPD Planner Date

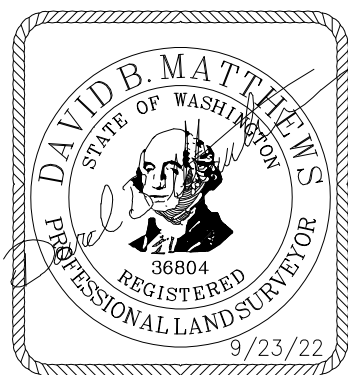
☐ Reviewed and determined to be not applicable.

Land Development Manager Date



ONLY SHEETS WITH AUTHORIZING SIGNATURES HAVE BEEN APPROVED FOR CONSTRUCTION

REVISIONS	
DESCRIPTION	DATE



BRIGHT STARS FAMILY DAYCARE

355 E. SUNSET WAY

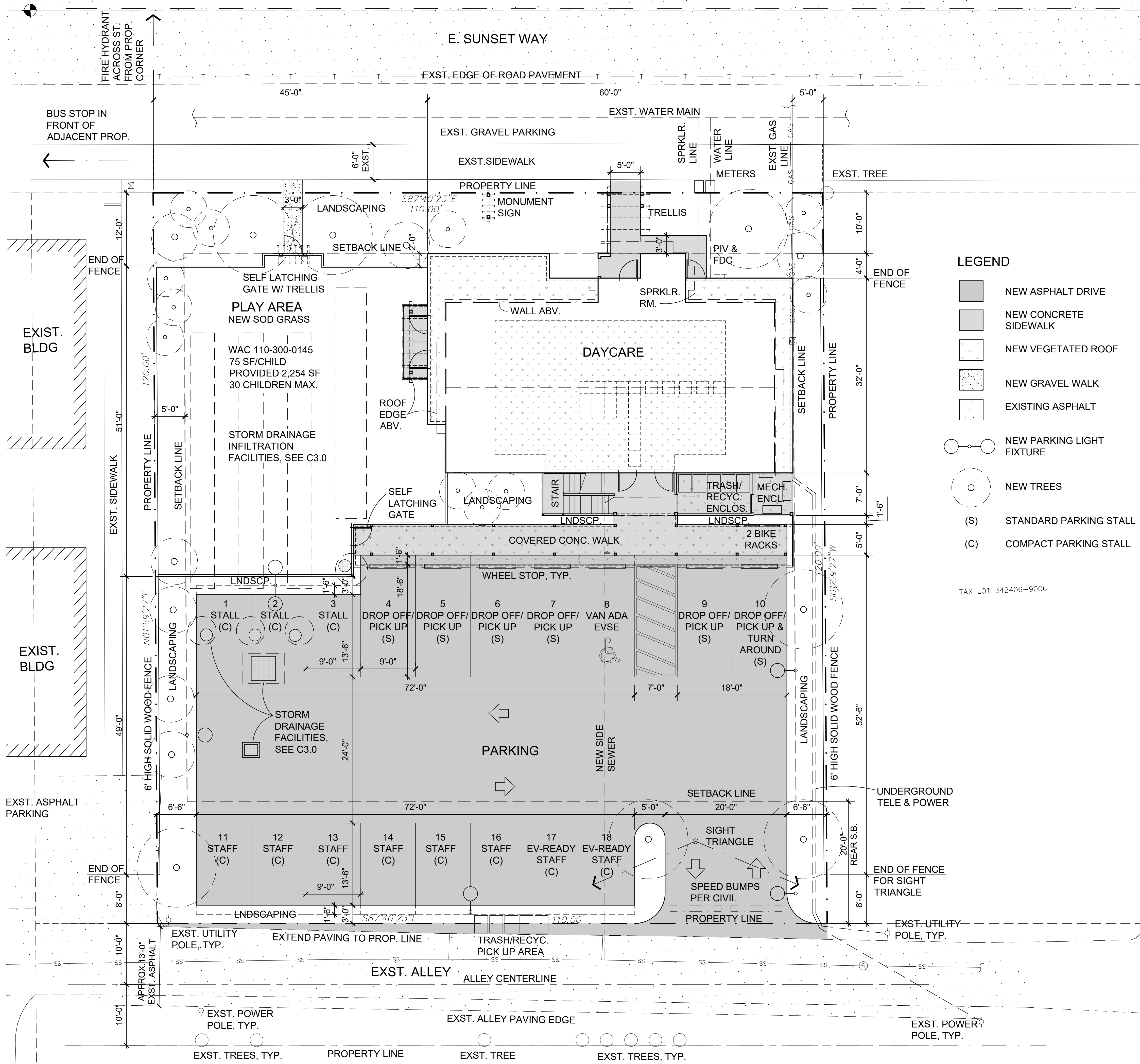
BOUNDARY/TOPOGRAPHY PLAN

Encompass
ENGINEERING & SURVEYING

Western Washington Division
165 NE Juniper Street, Suite 201 • Issaquah, WA 98027 • Phone: (253) 392-0250 • Fax: (425) 391-3055
Eastern Washington Division
407 Swilwater Blvd. • Cle Elum, WA 98922 • Phone: (509) 674-7433 • Fax: (509) 674-7419

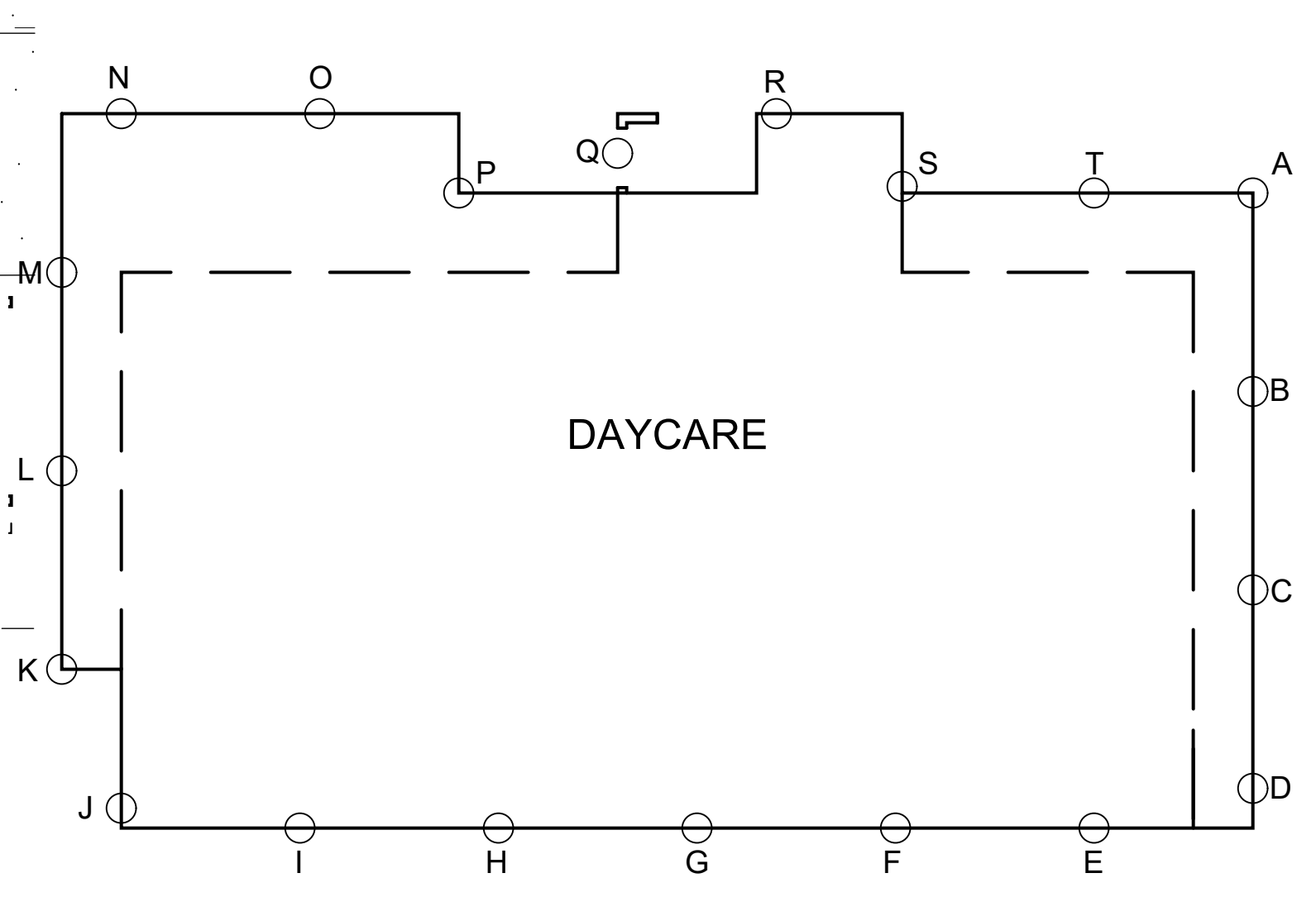
JOB NO.	21695
DATE	9/23/22
SCALE	1"=10'
DESIGNED	N/A
DRAWN	JEF/DBM
CHECKED	DBM
APPROVED	DBM

SHEET 1 OF 1



LEGEND

- NEW ASPHALT DRIVE
- NEW CONCRETE SIDEWALK
- NEW VEGETATED ROOF
- NEW GRAVEL WALK
- EXISTING ASPHALT
- NEW PARKING LIGHT FIXTURE
- NEW TREES
- STANDARD PARKING STALL
- COMPACT PARKING STALL



NOTE: SITE TOPO IS VIRTUALLY FLAT. EXST. GRADE SHOWN ON BLDG. ELEVATIONS INTERPOLATED FROM SURVEY SPOT ELEVATIONS. BLDG. ELEVATIONS USED TO DETERMINE LOWEST SPOT ELEVATIONS LISTED HERE. SEE A2.1 & A2.2.

AVE. GRADE - +112.24'

5 AVERAGE GRADE
SCALE: 1/8" = 1'-0"

PROGRAM CALCS
59 STUDENTS + 8 STAFF
PER ICC 18.09.090
H.-60% OF REQD STALLS MAY BE COMPACT (9'X15')
18.09.140- 1 ELECTRIC STATION, 5% EVSE STALLS - 1 (ADA STALL),
10% EV-READY STALLS - 2
18.09.050-1 SPACE PER 6 ATTENDEES + 1 SPACE PER STAFF
59 OCC X 6 OCC/STALL = 10 STALLS
8 STAFF = 8 STALLS
18 PARKING STALLS REQD

PARKING
11 COMPACT (C)
6 STANDARD (S) (1 ELECTRIC)
1 VAN ADA

4 PARKING STALLS
NOT TO SCALE

TRASH ENCLOSURE
OFFICE: 1CY / 10,000 SF / DAY
BUILDING SF: 3,540 SF
TRASH COLLECTION: ONCE A WEEK
PER DAY: 0.35 CY
PER WEEK: 2.5 CY
TOTAL CONTAINERS REQ'D.: (5) 96 GALLON TOTERS

3 TRASH ENCLOSRE CALCS.
NOT TO SCALE

IMPERVIOUS CALCULATIONS
SITE AREA: 13,200 SF
IMPERVIOUS MAX ALLOWED (50%): 6,600 SF

PROPOSED IMPERVIOUS - ZONING CODE
BUILDING: 2033 SF
CONC. SIDEWALKS & STAIRS: 677 SF
GRAVEL WALKS: 30 SF
ASPHALT PARKING: 5,408 SF
CONC. TRASH/RECYCL. & MECH. AREA: 136 SF
SUBTOTAL IMPERVIOUS: 8,284 SF

SUBTRACT VEGETATED ROOFS:
BUILDING: (-1,109 SF)
TRASH/RECYCL. & MECH.: (-126 SF)
SIDEWALKS: (-471 SF)
SUBTOTAL VEGETATED ROOFS: (-1,706 SF)

TOTAL PROPOSED IMPERVIOUS (50%): 6,579 SF

2 IMPERVIOUS COVERAGE
NOT TO SCALE

LSA
LIVING SHELTER ARCHITECTS PLLC
115 15TH AVE. E.
SUITE 100
SEATTLE, WA 98112
(206) 707-8895
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file: **2019262.00**
project name: **BRIGHT STARS FAMILY DAYCARE**
owner: THARAKA & DEEPTHI DEVADITHYA
project address: 355 EAST SUNSET WAY ISSAQUAH, WA 98027

ADMINISTRATIVE SITE DEVELOPMENT PERMIT

city approval stamp:

revisions:
9/29/22 RESPONSE TO CITY COMMENT
12/09/22 RESPONSE TO CITY COMMENT

date: 09 DECEMBER, 2022

SITE PLAN SHEET

sheet number: **A0.1**



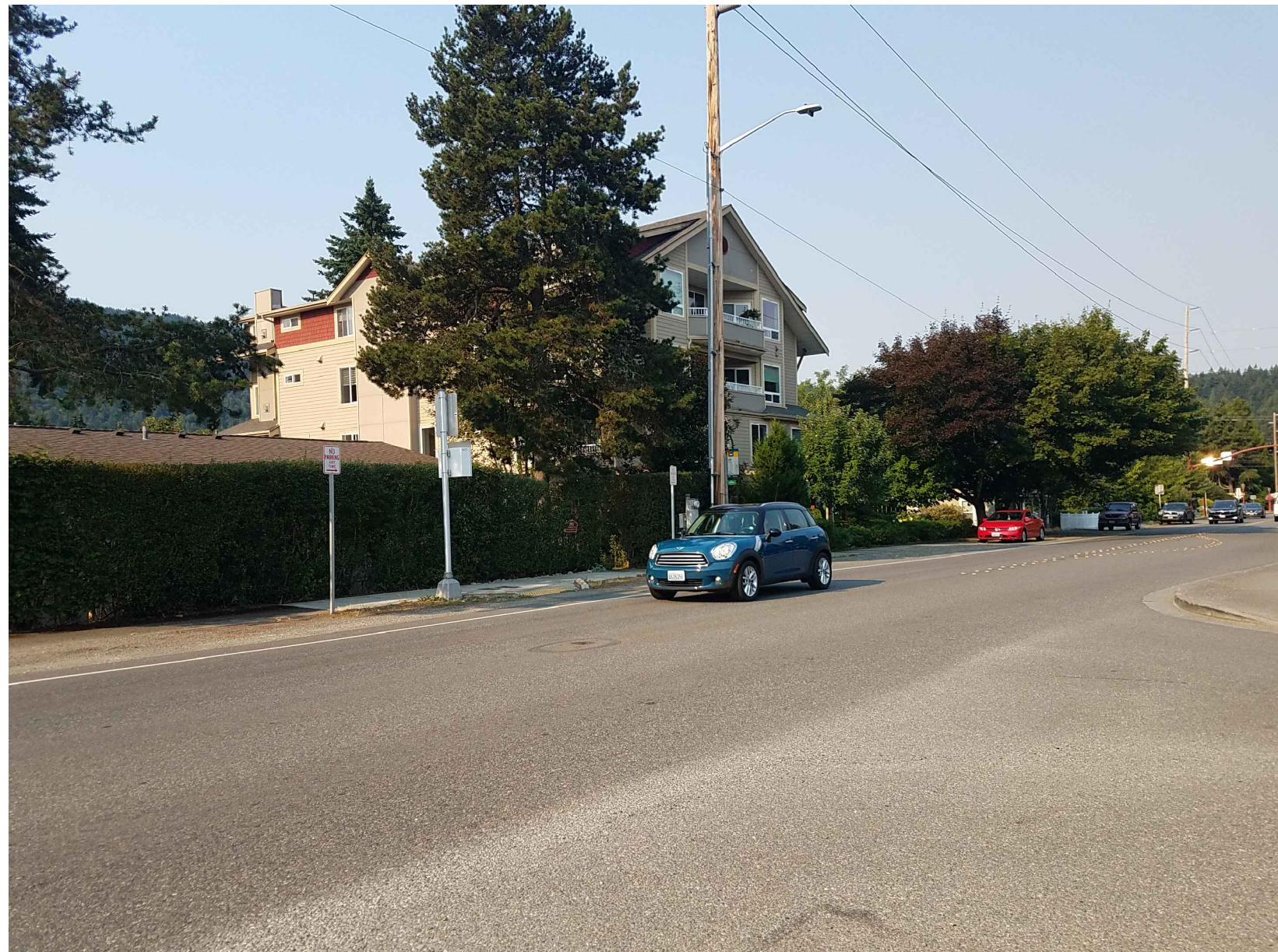
3 E. SUNSET - LOOKING SE



2 E. SUNSET - LOOKING AT SITE



1 E. SUNSET - LOOKING SW



6 E. SUNSET - LOOKING WEST



5 E. SUNSET - LOOKING NE



4 ALLEY - LOOKING WEST



9 ALLEY - LOOKING EAST



8 ALLEY - LOOKING EAST



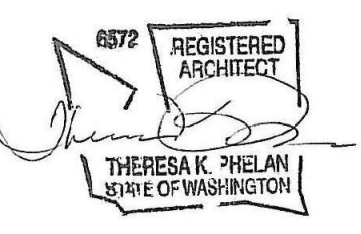
7 ALLEY - LOOKING AT SITE



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ARCHITECTS
PLLC**

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file: **2019262.00**

project name:
**BRIGHT STARS
FAMILY
DAYCARE**

owner:
THARAKA & DEEPTHI
DEVADITHYA
project address:
355 EAST SUNSET WAY
ISSAQUAH, WA 98027

**ADMINISTRATIVE SITE
DEVELOPMENT PERMIT**

city approval stamp:

revisions:
9/29/22 RESPONSE
TO CITY COMMENT
12/09/22 RESPONSE
TO CITY COMMENT

date:
09 DECEMBER, 2022

sheet title:
**SITE
PHOTOS**

sheet number:

A0.2



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SUITE 100
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project name:
**BRIGHT STARS
FAMILY
DAYCARE**

ADMINISTRATIVE SITE DEVELOPMENT PERMIT

city approval stamp:

revisions:

1 9/29/22 RESPONSE
TO CITY COMMENT

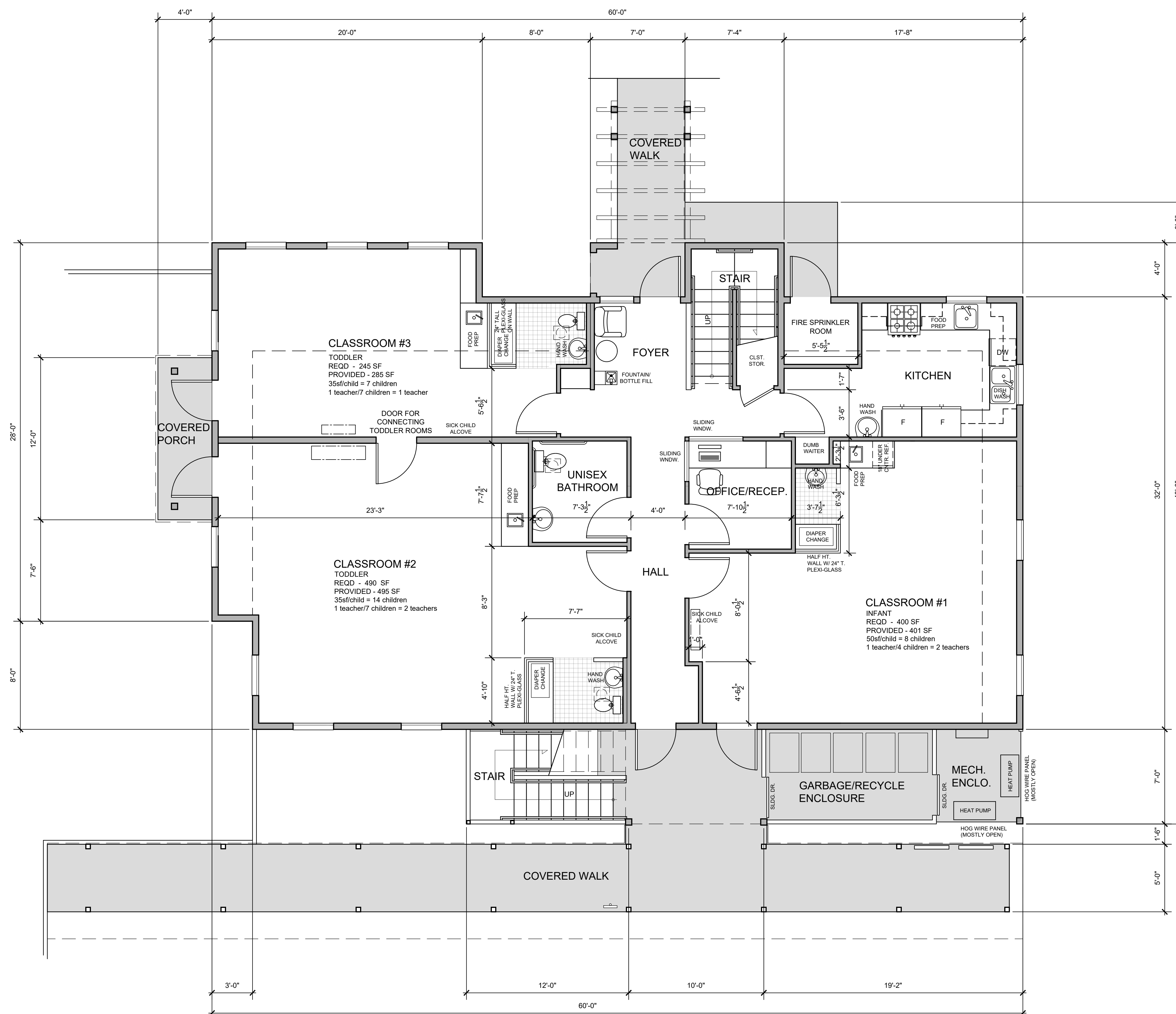
2 12/09/22 RESPONSE
TO CITY COMMENT

date:
09 DECEMBER, 2022

sheet title:
**GROUND
FLOOR PLAN**

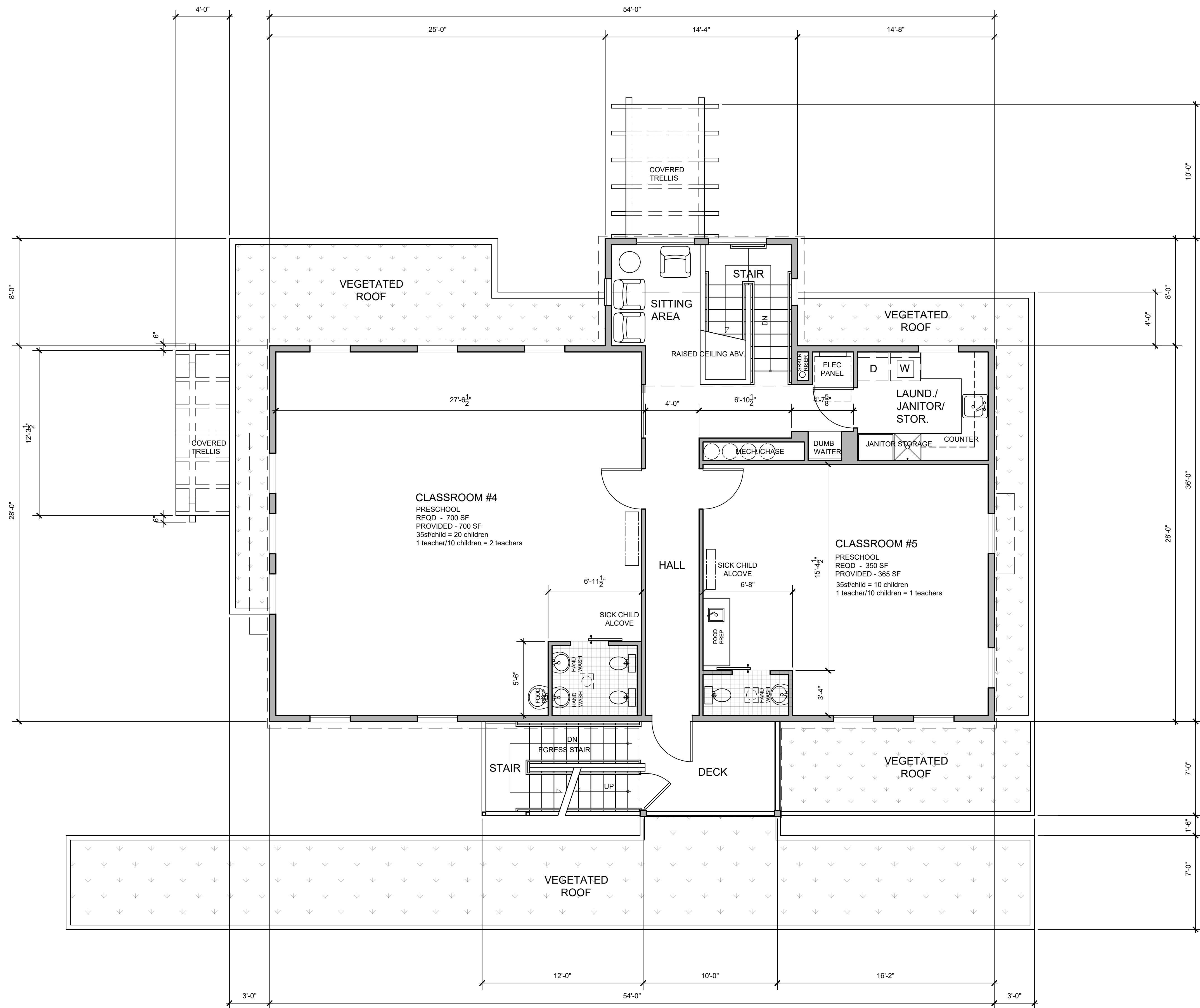
sheet number:

A1.1



1 GROUND FLOOR PLAN





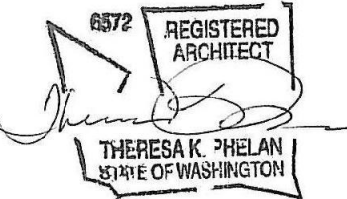
1 UPPER FLOOR PLAN
1/4"=1'-0"



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ARCHITECTS
PLLC**

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SUITE 100
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file: **2019262.00**

project name:
**BRIGHT STARS
FAMILY
DAYCARE**

owner:
THARAKA & DEEPTHI
DEVADITHYA
project address:
355 EAST SUNSET WAY
ISSAQUAH, WA 98027

**ADMINISTRATIVE SITE
DEVELOPMENT PERMIT**

city approval stamp:

revisions:

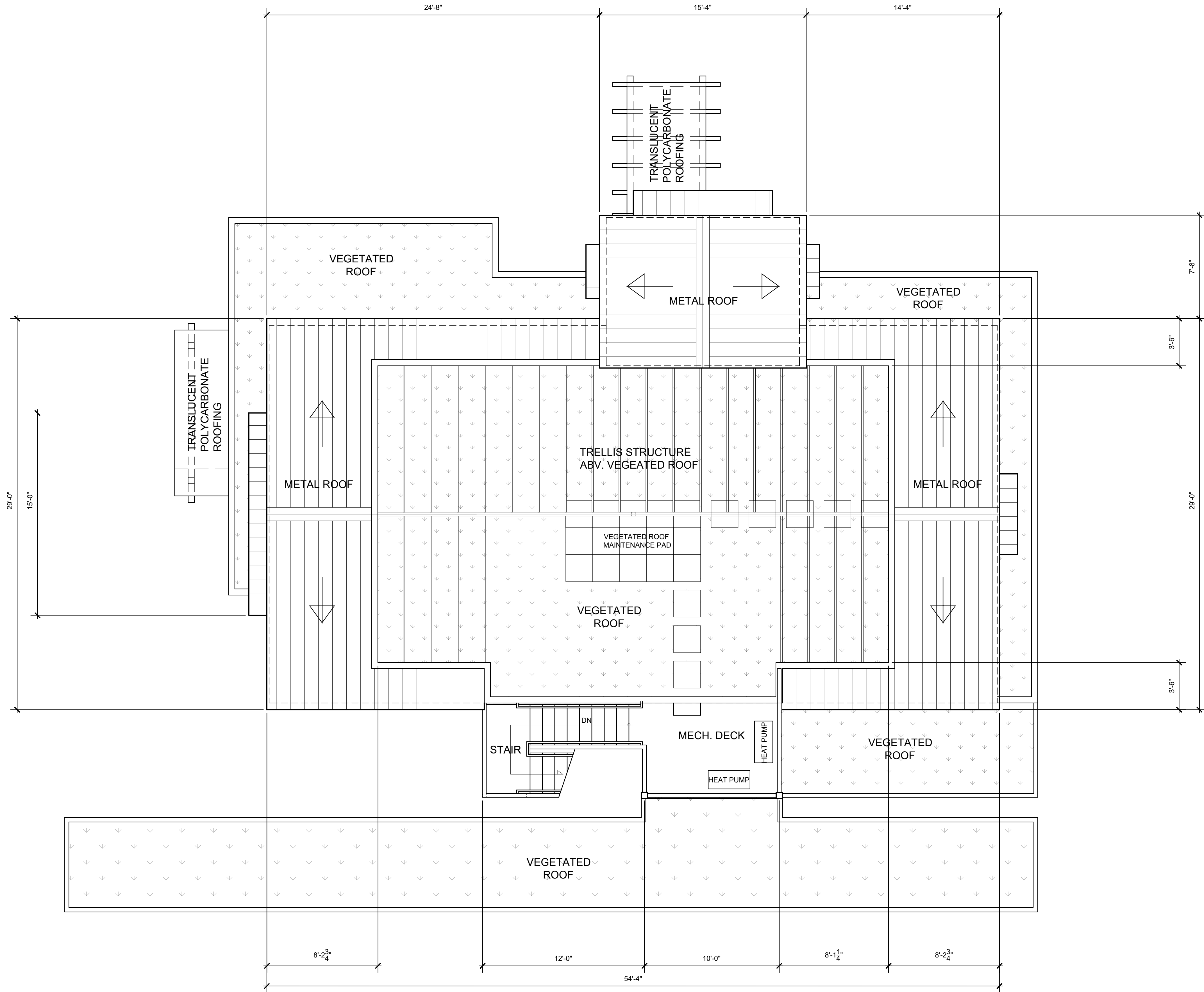
9/29/22 RESPONSE
TO CITY COMMENT
12/09/22 RESPONSE
TO CITY COMMENT

date:
09 DECEMBER, 2022

sheet title:
**UPPER
FLOOR PLAN**

sheet number:

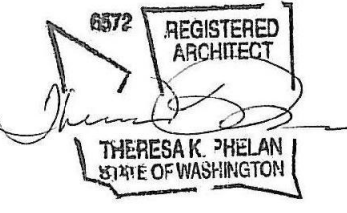
A1.2



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file: 2019262.00

project name:
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THARAKA & DEEPTHI
DEVADITHYA

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ISSAQUAH, WA 98027

ADMINISTRATIVE SITE
DEVELOPMENT PERMIT

city approval stamp:

revisions:

9/29/22 RESPONSE
TO CITY COMMENT
12/09/22 RESPONSE
TO CITY COMMENT

date:
09 DECEMBER, 2022

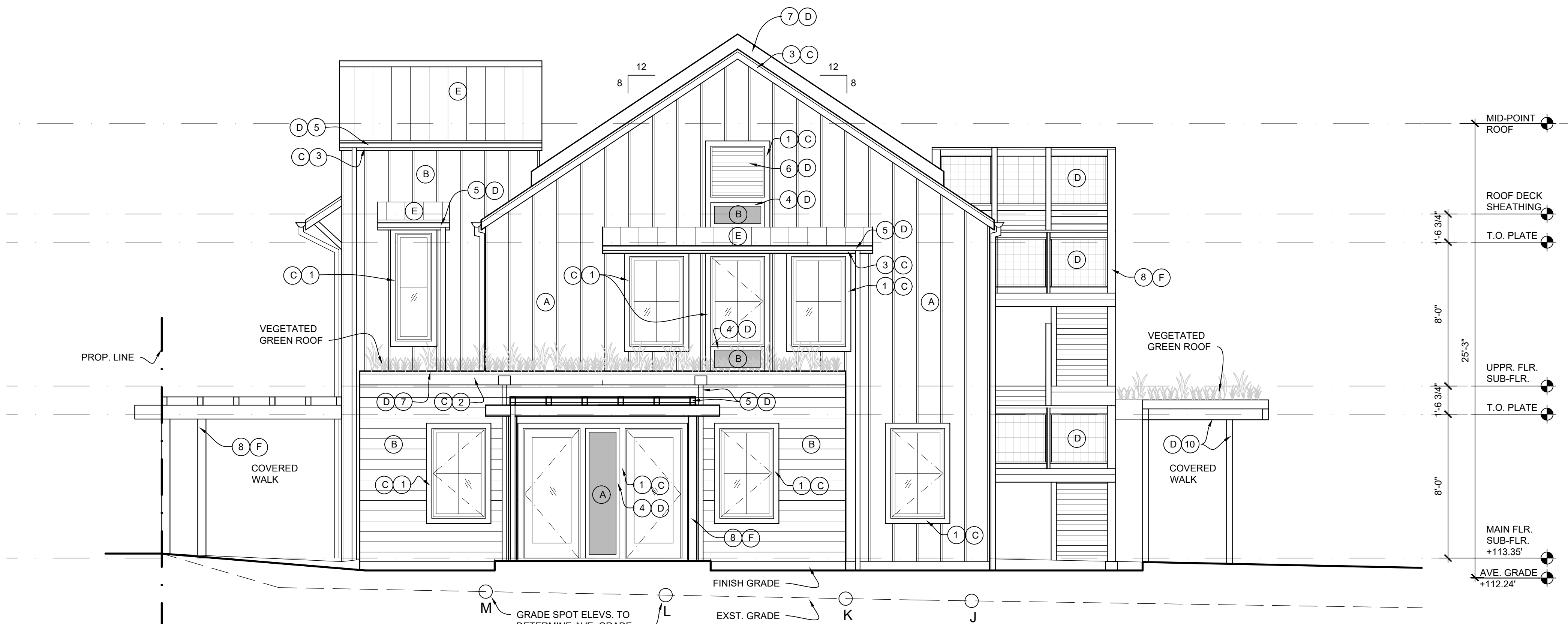
sheet title:
ROOF PLAN

sheet number:

A1.3



1 NORTH ELEVATION
1/4"=1'-0"



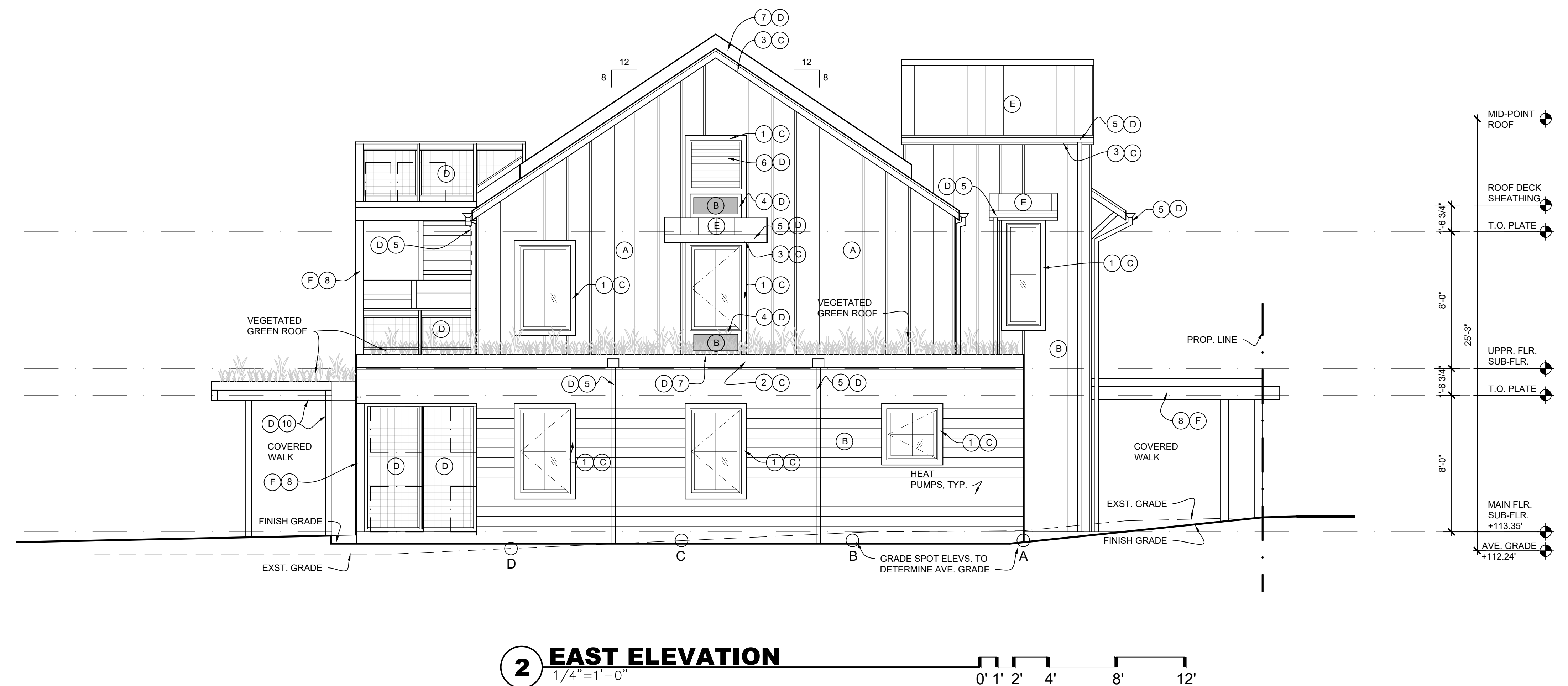
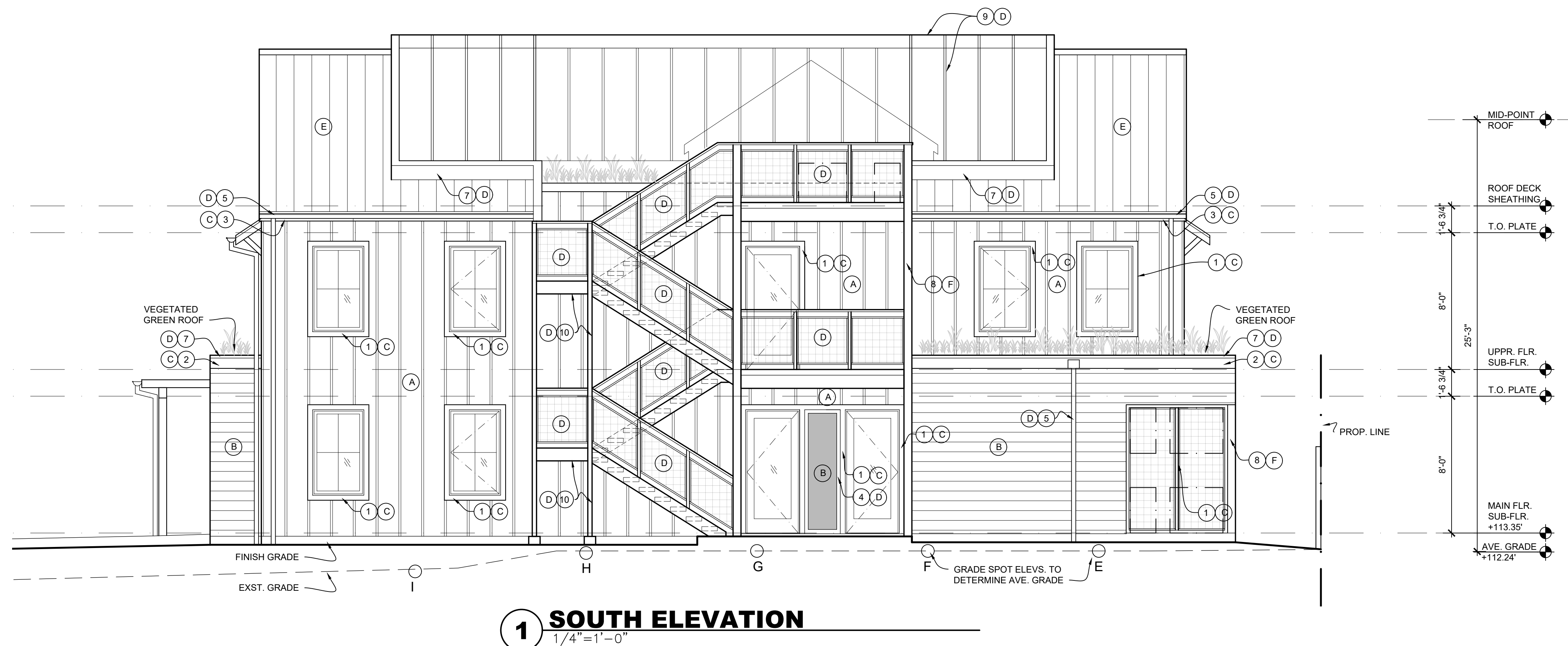
2 WEST ELEVATION
1/4"=1'-0"

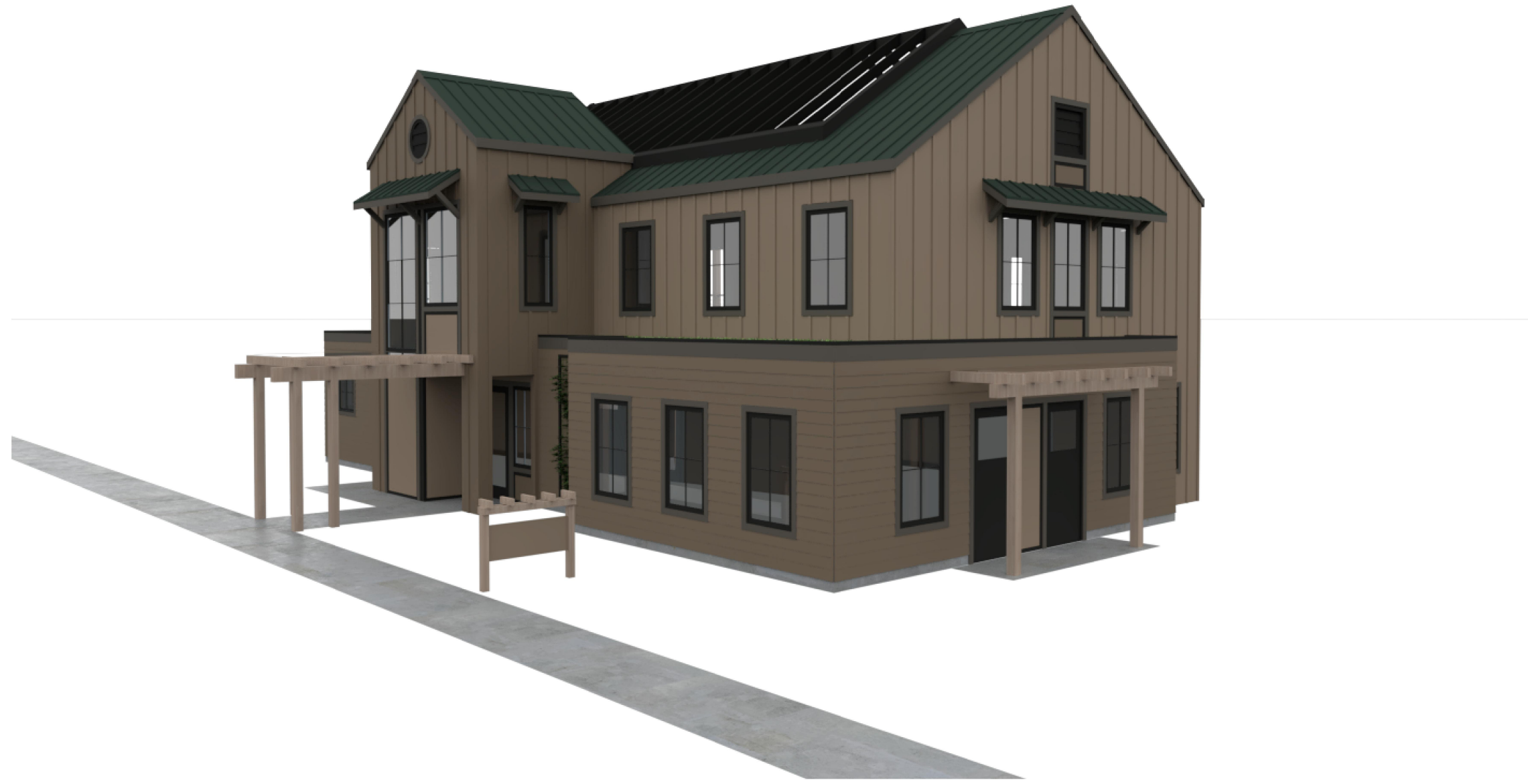
LEGEND - MATERIALS

- HARDIE WOODGRAIN LAP SIDING
7 1/4" WIDTH, 6" EXPOSURE
- HARDI PANEL SMOOTH
VERTICAL SIDING 4" WIDE
- BOARD - HARDIE WOODGRAIN PANEL
VERTICAL SIDING 4" WIDE;
BATTEN - PREPRIMED WHITE SPRUCE
BATTEN BOARDS 3/4" X 1 1/2" @ 16" OC.
- METAL STANDING SEAM
ROOF
- WINDOW FRAME &
GLAZING
- 2"x4" METAL WELDED WIRE GRID
GUARD (NOT TO ALLOW 4"
SPHERE TO PASS THROUGH)
- WINDOW & DOOR TRIM - PREPRIMED
WHITE SPRUCE 1" X 3 1/2" OR SIM.
- GREEN ROOF PARAPET - PREPRIMED
WHITE SPRUCE 1" X 9 1/4" OR SIM.
- ROOF EDGE TRIM - PREPRIMED
WHITE SPRUCE 1" X 5 1/2" OR SIM.
- PREPRIMED WHITE SPRUCE 3/4" X
2 1/2" OR SIM.
- GUTTERS, COLLECTOR HEADS &
DOWNSPOUTS
- ATTIC LOUVERED VENT
- SHEET METAL COPING
- CEDAR WOOD TRELLIS
- RAFTERS & BEAM TRELLIS,
WOOD OR METAL TBD
- TUBE STEEL STRUCTURE

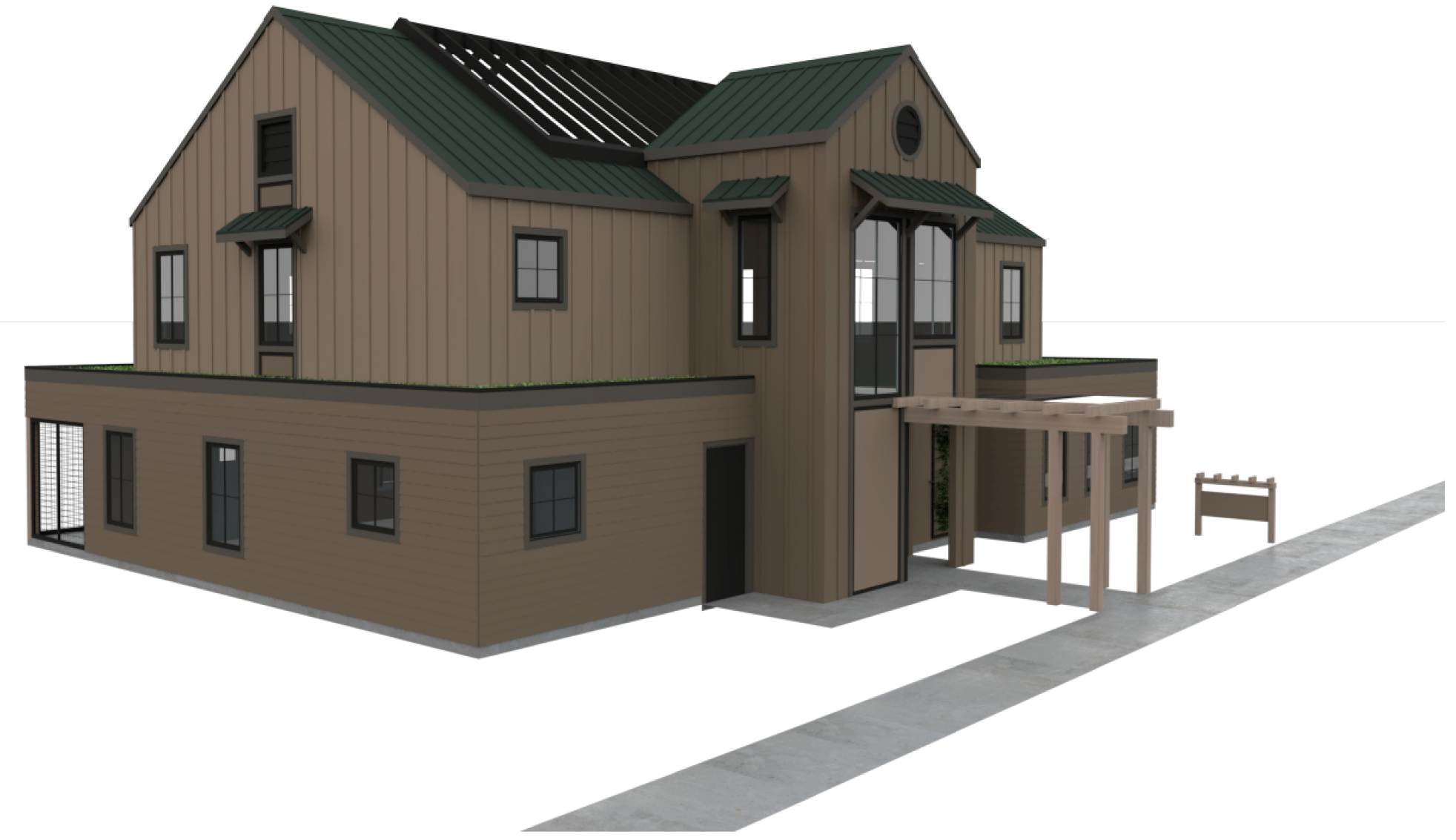
LEGEND - COLORS

- VIRTUAL TAUPE, SW 7039
- SMOKEHOUSE, SW 7040
- URBANE BRONZE, SW 7048
- TRICORN BLACK, SW 6258
- EVERGREEN, KINGSPAN 'MORIN'
- CLEAR STAIN

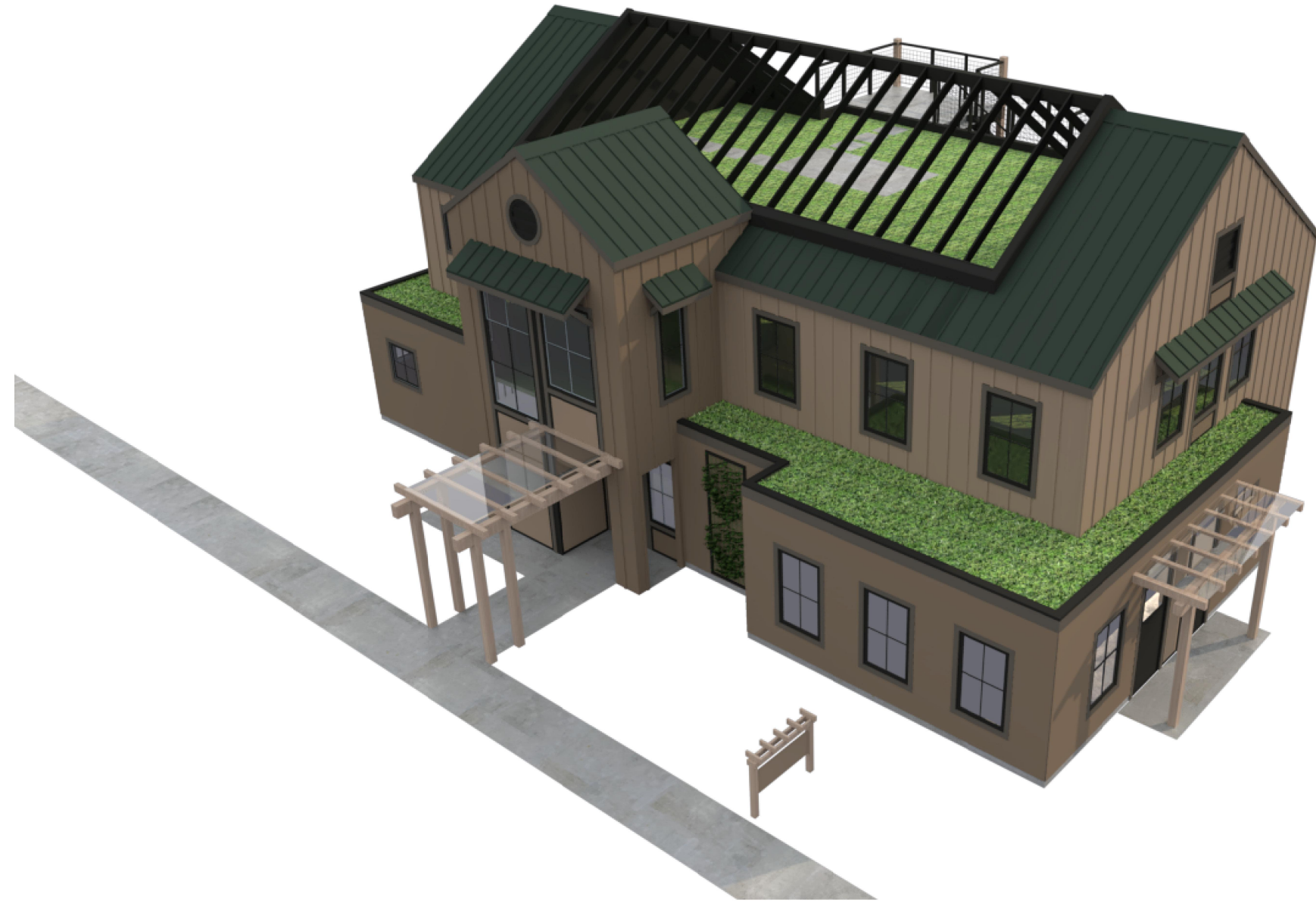




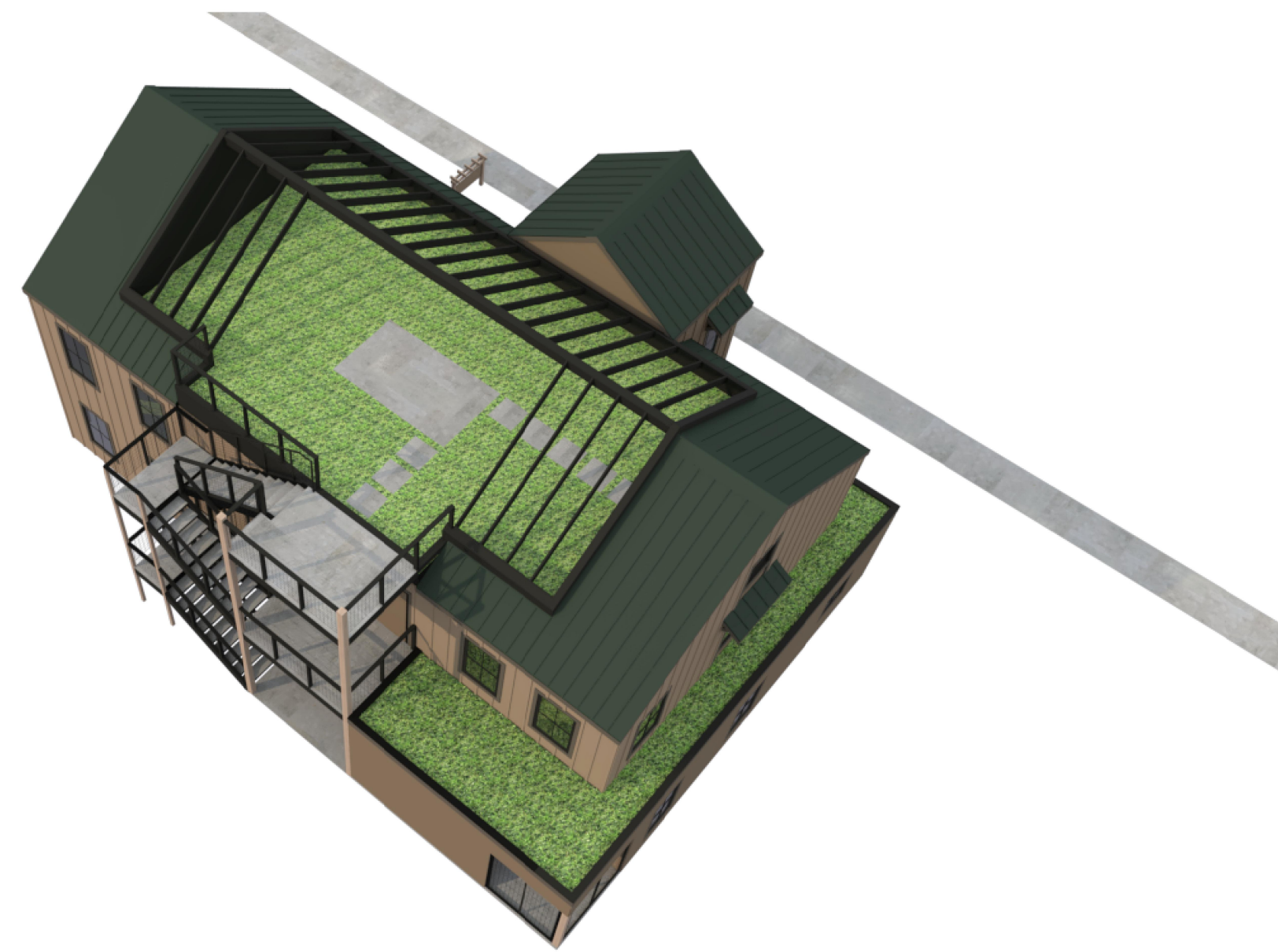
3 NORTHWEST CORNER



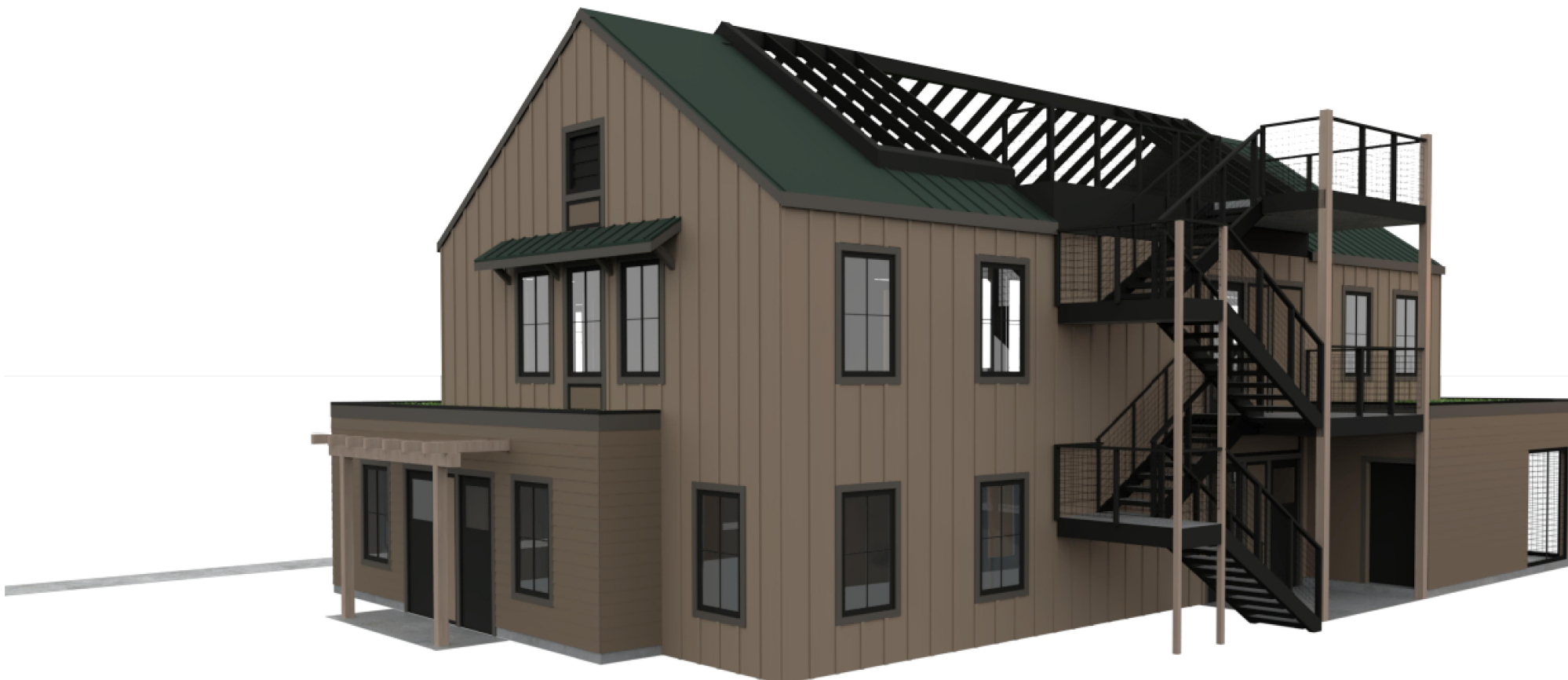
4 NORTHEAST CORNER



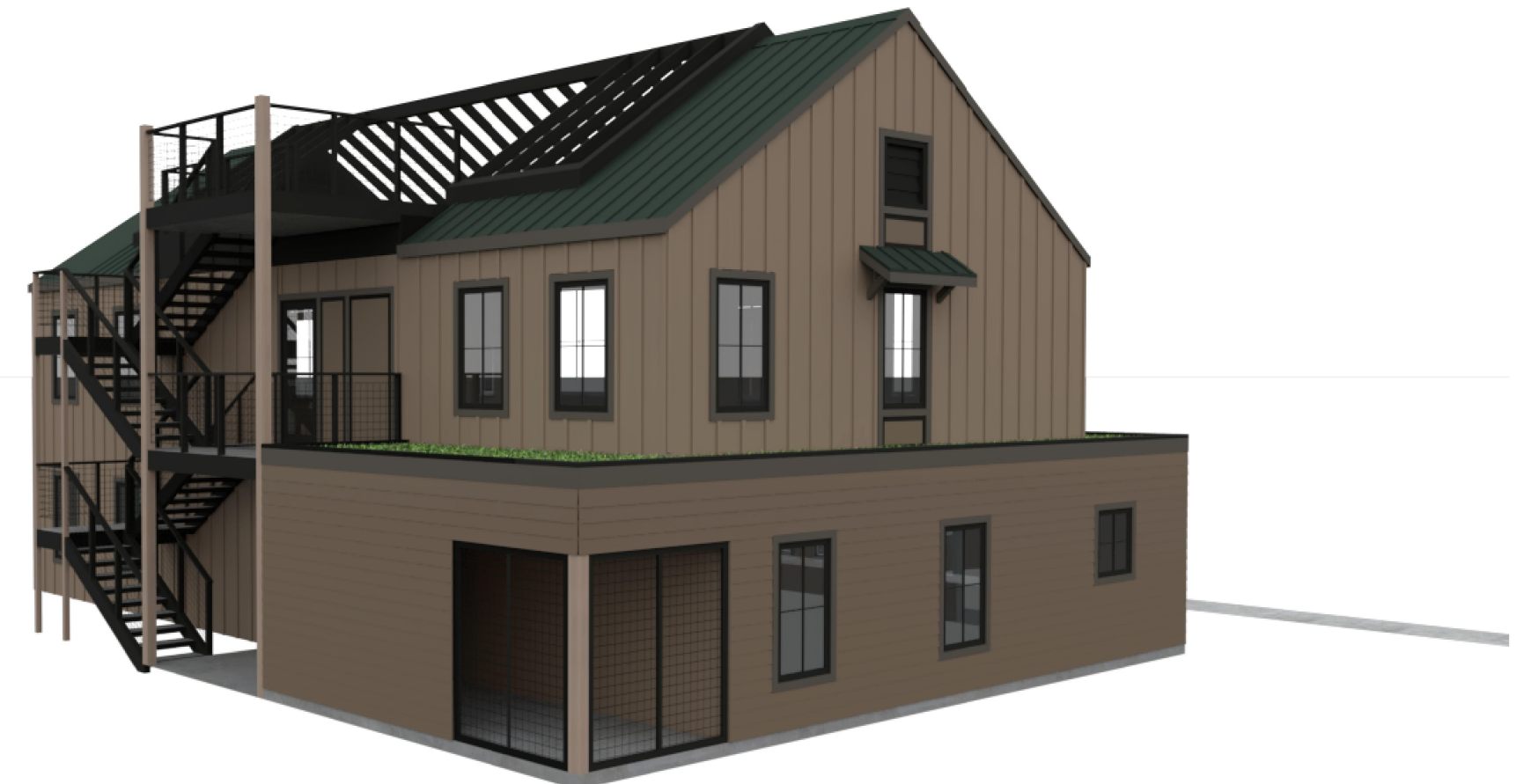
1 BIRD'S EYE - VIEW 1



2 BIRD'S EYE - VIEW 2



5 SOUTHWEST CORNER



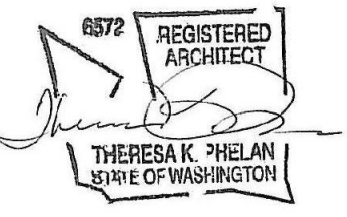
6 SOUTHEAST CORNER



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PLLC

115 15TH AVE. E.
SUITE 100
SEATTLE, WA 98112
(206) 707-8895
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file: 2019262.00

project name:
**BRIGHT STARS
FAMILY
DAYCARE**

owner:
THARAKA & DEEPTHI
DEVADITHYA

project address:
355 EAST SUNSET WAY
ISSAQUAH, WA 98027

ADMINISTRATIVE SITE
DEVELOPMENT PERMIT

city approval stamp:

revisions:

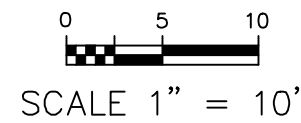
9/29/22 RESPONSE
TO CITY COMMENT
12/09/22 RESPONSE
TO CITY COMMENT

date:
09 DECEMBER, 2022

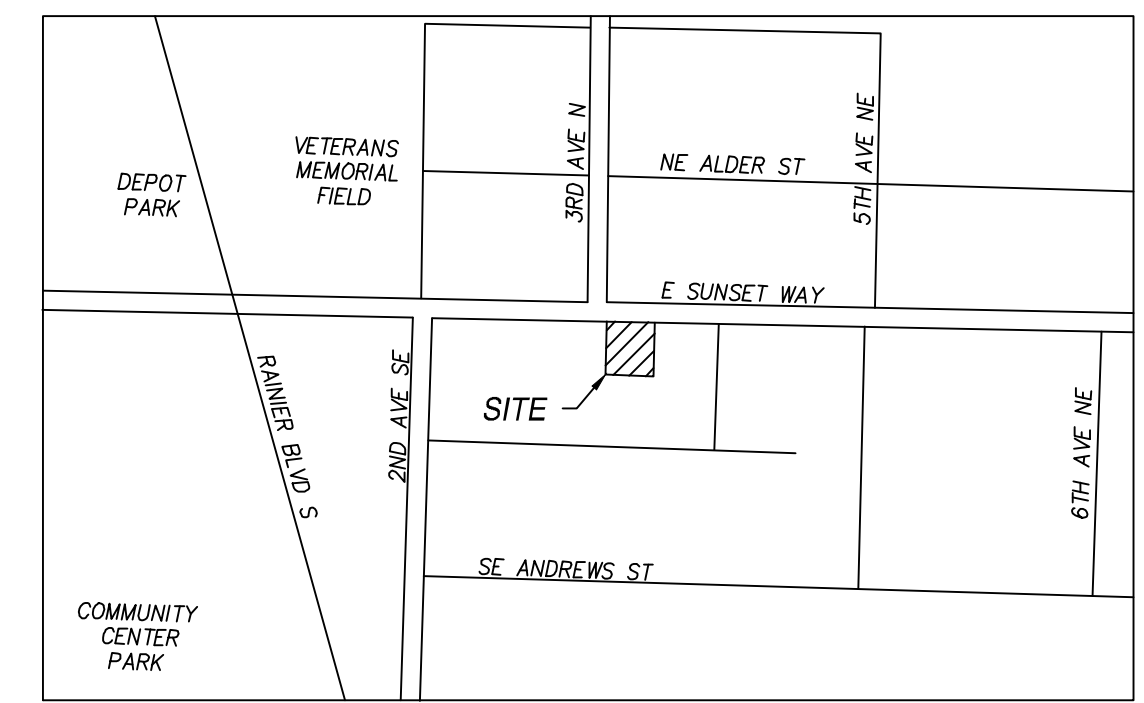
sheet title:
**COLOR
PERSPECTIVES**

sheet number:

A2.3



NE 1/4 OF NW 1/4 OF SECTION 34, T. 24 N., R. 06 E., W.M.
CITY OF ISSAQUAH, KING COUNTY, STATE OF WASHINGTON



VICINITY MAP
N.T.S.

APPLICANT: THARAKA AND DEEPTHI DEVADITHYA
1695 24TH AVE NE
ISSAQUAH, WA 98029
(425) 830-5391

ENGINEER/SURVEYOR: BRIANA BENNINGTON, PE / KEVIN REESE, PLS
ENCOMPASS ENGINEERING & SURVEYING
165 N.E. JUNIPER STREET, SUITE 201
ISSAQUAH, WA 98027
(425) 392-0250

ARCHITECT: TROY HOWE
LIVING SHELTER ARCHITECTS PLLC
472-A FRONT STREET N
ISSAQUAH, WA 98027
(425) 427-8643

TAX PARCEL NO: 342406-9096
PROJECT SITE ADDRESS: 355 E SUNSET WAY 98027
LOT SIZE: 13,200 SF (0.30 AC)
ZONING: MF-H (MULTIFAMILY-HIGH)

THAT PORTION OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER
OF SECTION 34, TOWNSHIP 24 NORTH, RANGE 6 EAST, W.M., IN KING
COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE SOUTH LINE OF MILL STREET, WHICH IS 30 FEET SOUTH AND 20 FEET EAST OF THE NORTH-WEST CORNER OF SAID SUBDIVISION;
THENCE EAST ALONG SAID SOUTH LINE 110 FEET;
THENCE SOUTH 120 FEET;
THENCE WEST 110 FEET;
THENCE NORTH 120 FEET TO THE POINT OF BEGINNING.




SITUATE IN THE COUNTY OF KING, STATE OF WASHINGTON.

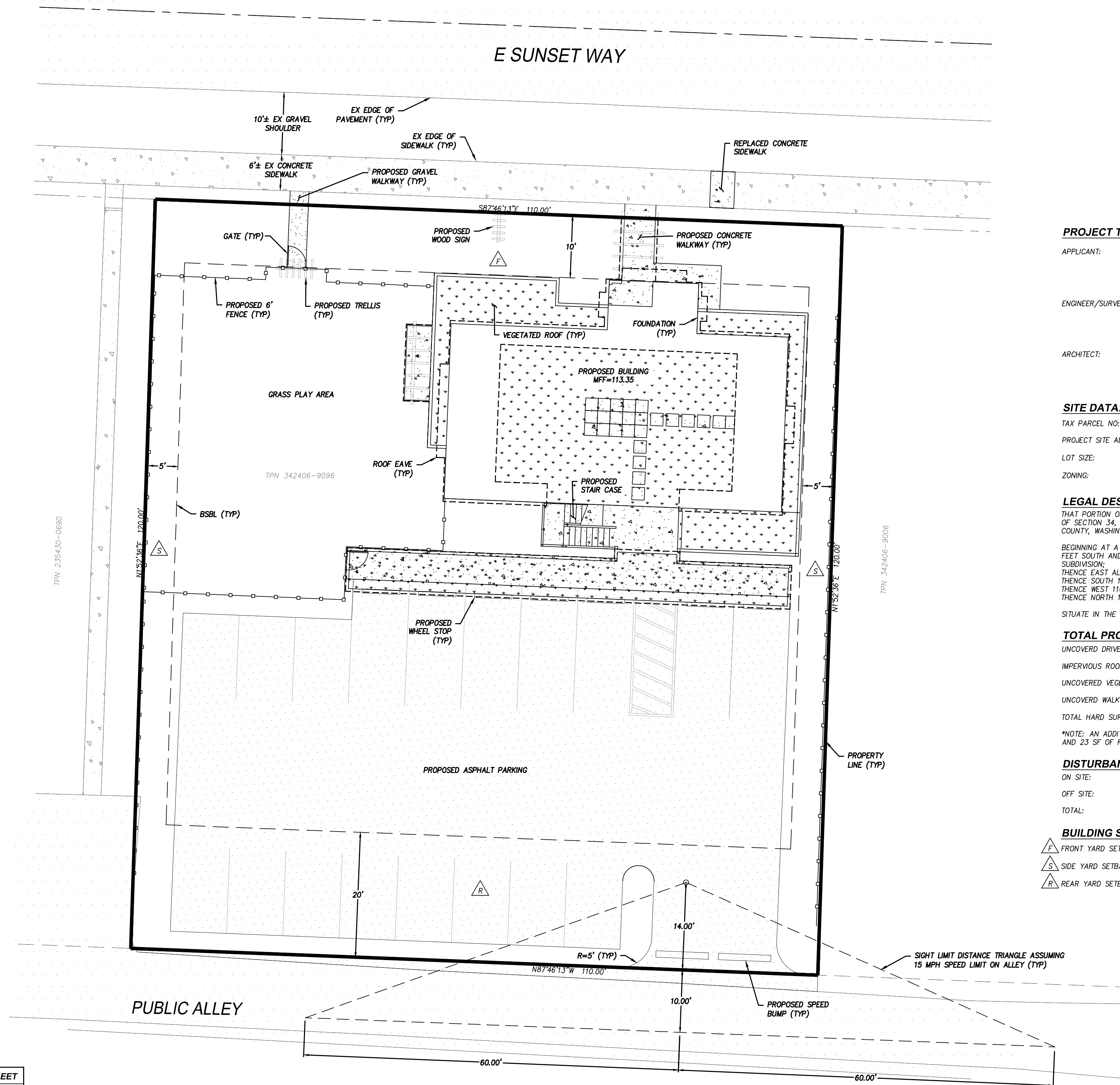
UNCOVERED DRIVEWAY/PARKING (ON-SITE*):	5,266 SF
IMPERVIOUS ROOF:	1,077 SF
UNCOVERED VEGETATED ROOF:	1,637 SF
UNCOVERED WALKWAYS/SIDEWALKS/STAIRS (ON-SITE*):	316 SF
TOTAL HARD SURFACE:	8,296 SF

*NOTE: AN ADDITIONAL 180 SF OF STREET WIDENING, 18 SF OF WALKWAY AND 23 SF OF REPLACED SIDEWALK IS PROPOSED OFF-SITE IN THE ROW.

ON SITE:	13,200SF
OFF SITE:	620 SF
TOTAL:	13,820 SF

BUILDING SETBACKS:

	FRONT YARD SETBACK:	10'
	SIDE YARD SETBACK:	5'
	REAR YARD SETBACK:	20'



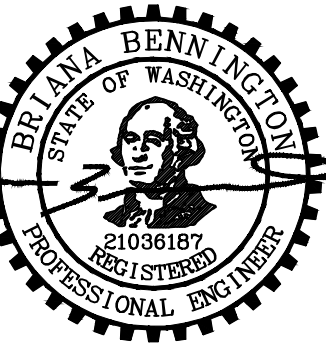
ALL LOCATIONS OF EXISTING UTILITIES SHOWN HEREON HAVE BEEN ESTABLISHED BY FIELD SURVEY OR OBTAINED FROM AVAILABLE RECORDS AND SHOULD THEREFORE BE CONSIDERED APPROXIMATE ONLY AND NOT NECESSARILY COMPLETE. IT IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR TO INDEPENDENTLY VERIFY THE ACCURACY OF ALL UTILITY LOCATIONS SHOWN AND TO FURTHER DISCOVER AND AVOID ANY OTHER UTILITIES NOT SHOWN HEREON WHICH MAY BE AFFECTED BY THE IMPLEMENTATION OF THIS PLAN.

CONTRACTOR AGREES THAT HE SHALL ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS, INCLUDING THE SAFETY OF ALL PERSONS AND PROPERTY, DURING THE COURSE OF CONSTRUCTION OF THIS PROJECT, AND THAT THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS. THE CONTRACTOR SHALL DEFEND, INDEMNIFY AND HOLD THE OWNER AND THE ENGINEER HARMLESS FROM ANY AND ALL ANY, REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT, EXCEPTING FOR LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF THE OWNER OR THE ENGINEER.

IF THERE ARE ANY DISCREPANCIES BETWEEN DIMENSIONS IN DRAWINGS AND EXISTING CONDITIONS WHICH WILL AFFECT THE WORK, THE CONTRACTOR SHALL BRING SUCH DISCREPANCIES TO THE ATTENTION OF THE ENGINEER FOR ADJUSTMENT BEFORE PROCEEDING WITH THE WORK. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROPER FITTING OF ALL WORK AND FOR THE COORDINATION OF ALL TRADES, SUBCONTRACTORS, AND PERSONS ENGAGED UPON THIS CONTRACT.

1. THE CONTRACTOR SHALL HAVE APPROVED PLANS, STANDARD NOTES, STANDARD DETAILS AND SPECIFICATIONS AVAILABLE ON JOBSITE.
2. CONTRACTOR TO COORDINATE CONNECTIONS TO DRY UTILITIES. CALL 811 FOR UTILITY LOCATES.

NEW DISCLOSURE		
DESCRIPTION	BY	DATE
PER CITY COMMENTS #1	BLB	09/29/2022
© THE PLANS SET FORTH ON THIS SHEET ARE AND SHALL REMAIN THE PROPERTY OF ENCOMPASS ENGINEERING & SURVEYING.		



9/29/2022

BRIGHT STARS FAMILY DAYCARE
THARAKA AND DEEPTHI DEVADITHYA

COVER SHEET



65 NE Juniper Street, Suite 201 Issaquah, WA 98027 Phone: (425) 392-0250
Eastern Washington Division
407 Swiftwater Blvd. Cle Elum, WA 98922 Phone: (509) 674-7433


OB NO.	21695
DATE	09/29/2022
SCALE	1"=10'
DESIGNED	BLB
DRAWN	PMS
CHECKED	CP
APPROVED	BLB

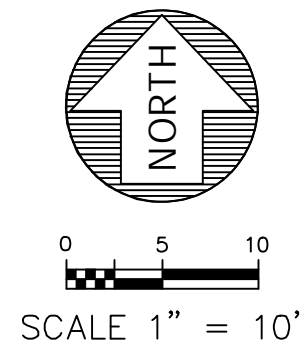
SHEET **C1.0**

TITLE	SHEET
COVER SHEET	C1.0
TESC PLAN	C2.0
TESC DETAILS	C2.1
GRADING & DRAINAGE PLAN	C3.0
UTILITY PLAN	C4.0
CONSTRUCTION DETAILS I	C5.0
CONSTRUCTION DETAILS II	C5.1
CONSTRUCTION DETAILS III	C5.2



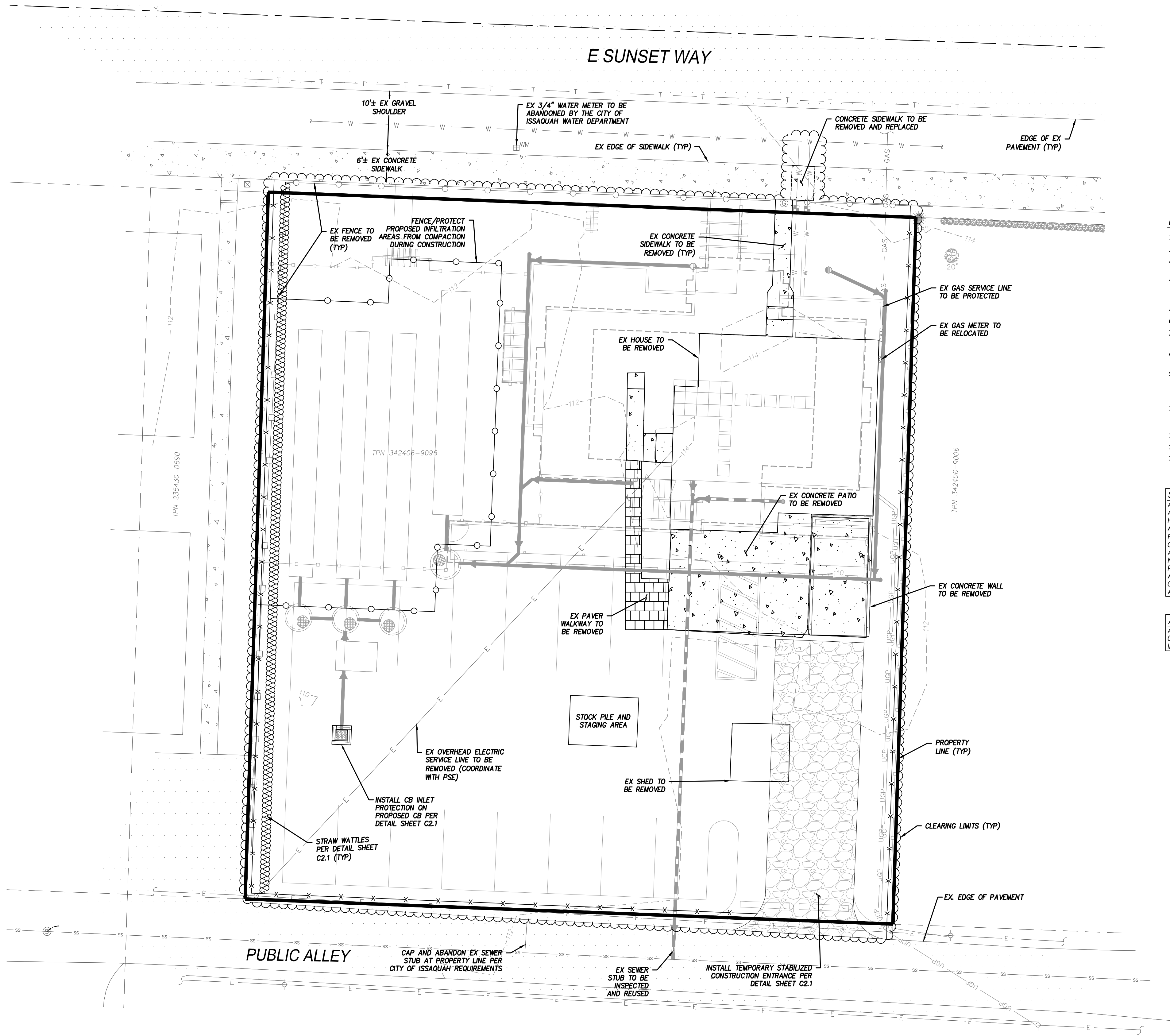
Know what's **below**.
Call before you dig.

APPROVAL CONDITIONS			
<div style="border: 1px solid black; width: 100%; height: 100%;"></div>			
<input type="checkbox"/> CPD Planner	<input type="checkbox"/> Date	<input type="checkbox"/> CPD Engineer	<input type="checkbox"/> Date
<input type="checkbox"/> Reviewed and determined to be not applicable.		<input type="checkbox"/> Reviewed and determined to be not applicable.	
<input type="checkbox"/> CPD Planner	<input type="checkbox"/> Date		
<input type="checkbox"/> Reviewed and determined to be not applicable.		<input type="checkbox"/> Date	
<input type="checkbox"/> Land Development Manager		<input type="checkbox"/> Date	
ONLY SHEETS WITH AUTHORIZING SIGNATURES HAVE BEEN APPROVED FOR CONSTRUCTION			



BRIGHT STARS FAMILY DAYCARE

NE 1/4 OF NW 1/4 OF SECTION 34, T. 24 N., R. 06 E., W.M.
CITY OF ISSAQUAH, KING COUNTY, STATE OF WASHINGTON



RECOMMENDED CONSTRUCTION SEQUENCE:

1. PRE-CONSTRUCTION MEETING.
2. FLAG OR FENCE CLEARING LIMITS.
3. POST NOTICE OF CONSTRUCTION ACTIVITY SIGN WITH NAME AND PHONE NUMBER OF ESC SUPERVISOR.
4. INSTALL CATCH BASIN PROTECTION AS NEEDED FOR ALL EXISTING CBS IN E SUNSET WAY AND THE PUBLIC ALLEY WITHIN 100 FEET OF THE SITE. INSTALL CB PROTECTION ON ALL PROPOSED CB'S ONSITE. SEE SHEET C3.0 FOR LOCATION OF PROPOSED CB'S.
5. GRADE AND INSTALL CONSTRUCTION ENTRANCE(S).
6. INSTALL PERIMETER PROTECTION (SILT FENCE, STRAW WATTLES, ETC.).
7. CONSTRUCT SURFACE WATER CONTROLS (INTERCEPTOR DIKES, PIPE SLOPE DRAINS, ETC.) SIMULTANEOUSLY WITH CLEARING AND GRADING FOR PROJECT DEVELOPMENT.
8. MAINTAIN EROSION CONTROL MEASURES IN ACCORDANCE WITH CITY OF ISSAQUAH STANDARDS AND MANUFACTURER'S RECOMMENDATIONS.
9. RELOCATE SURFACE WATER CONTROLS AND EROSION CONTROL MEASURES OR INSTALL NEW MEASURES SO THAT AS SITE CONDITIONS CHANGE THE EROSION AND SEDIMENT CONTROL IS ALWAYS IN ACCORDANCE WITH CITY OF ISSAQUAH EROSION AND SEDIMENT CONTROL STANDARDS.
10. COVER ALL AREAS THAT WILL BE UNWORKED FOR MORE THAN SEVEN DAYS DURING THE DRY SEASON OR TWO DAYS DURING THE WET SEASON WITH STRAW, WOOD FIBER MULCH, COMPOST, PLASTIC SHEETING OR EQUIVALENT.
11. STABILIZE ALL AREAS THAT REACH FINAL GRADE WITHIN SEVEN DAYS.
12. SEED OR SOD ANY AREAS TO REMAIN UNWORKED FOR MORE THAN 30 DAYS.
13. UPON COMPLETION OF THE PROJECT, ALL DISTURBED AREAS MUST BE STABILIZED AND BMP'S REMOVED IF APPROPRIATE.

SITE ACCESS NOTE:
ALLEY LOCATED ALONG SOUTH PROPERTY LINE SHALL BE SOLE ACCESS ROAD FOR BRIGHT STARS DAYCARE CONSTRUCTION. Haul and worker traffic to access the site, unless the applicant can show use of this road is not physically feasible or is hazardous due to weather and/or road conditions for equipment and the city approves an alternate route, contractors will be required to give notice to city during permit application and review process should the use of E. Sunset Way for site access be deemed necessary and appropriate during construction. However, additional contractor request and city review may occur during construction.

ASBESTOS TESTING NOTE:
ASBESTOS SURVEY AND REMEDIATION REPORT TO BE COMPLETED BY AN AHERA CERTIFIED BUILDING INSPECTOR PRIOR TO COMPLETING DEMOLITION WORK.

SURVEY LEGEND:

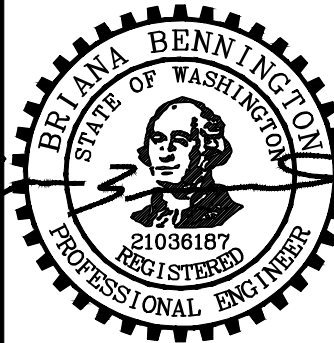
- | | |
|--|---------------------------|
| | EX. WATER METER |
| | EX. GAS METER |
| | EX. UTILITY POLE |
| | EX. SEWER MANHOLE |
| | EX. POWER BOX |
| | EX. GATE |
| | EX. 6' WIDE 4' HIGH HEDGE |
| | EX. HOLLY TREE TO REMAIN |
| | EX. PINE TREE TO REMAIN |
| | EX. FIBER OPTIC LOCATE |
| | EX. OVERHEAD POWER LINE |
| | EX. 8" SEWER LINE |
| | EX. 8" DI WATER MAIN |

APPROVAL CONDITIONS

CPD Planner	Date	CPD Engineer	Date
<input type="checkbox"/> Reviewed and determined to be not applicable.		<input type="checkbox"/> Reviewed and determined to be not applicable.	
CPD Planner	Date		
<input type="checkbox"/> Reviewed and determined to be not applicable.			
Land Development Manager	Date		
ONLY SHEETS WITH AUTHORIZING SIGNATURES HAVE BEEN APPROVED FOR CONSTRUCTION			



REVISIONS		DATE
DESCRIPTION	BY	DATE
PER CITY COMMENTS #1	BLG	09/29/2022
THE PLANS SET FORTH ON THIS SHEET ARE AND SHALL REMAIN THE PROPERTY OF ENCOMPASS ENGINEERING & SURVEYING.		



09/29/2022

BRIGHT STARS FAMILY DAYCARE
THARAKA AND DEEPTHI DEVADITHYA
TESC PLAN

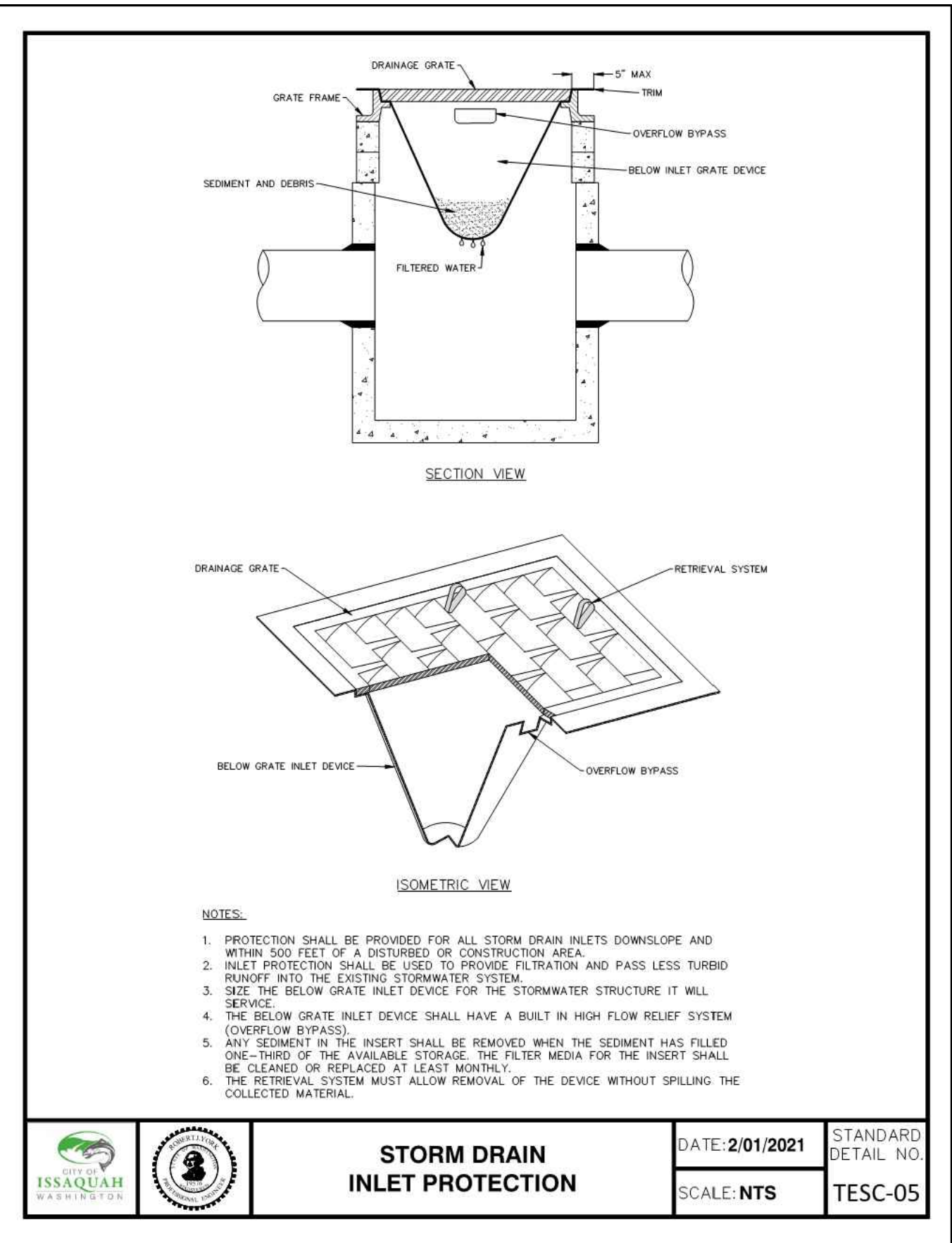
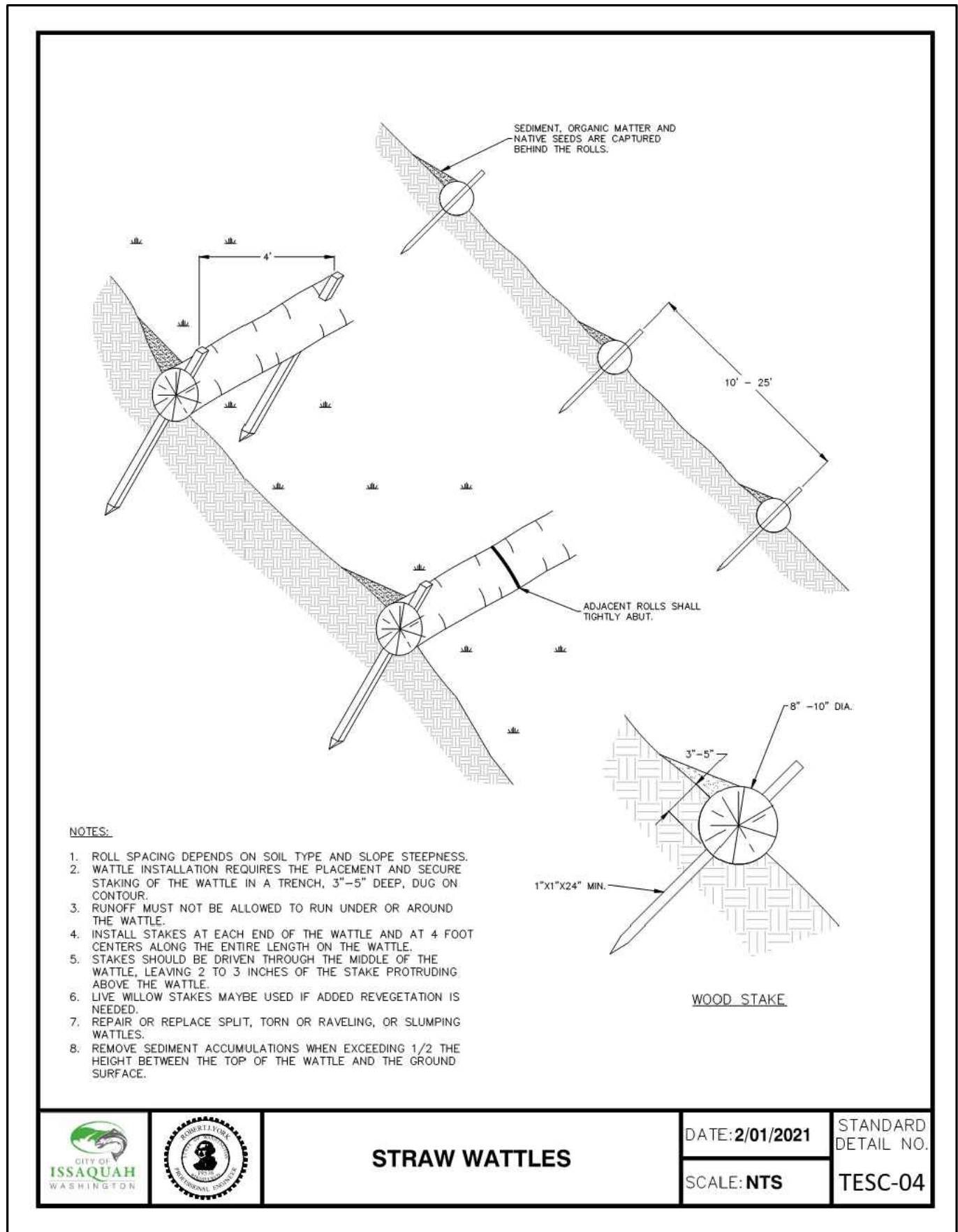
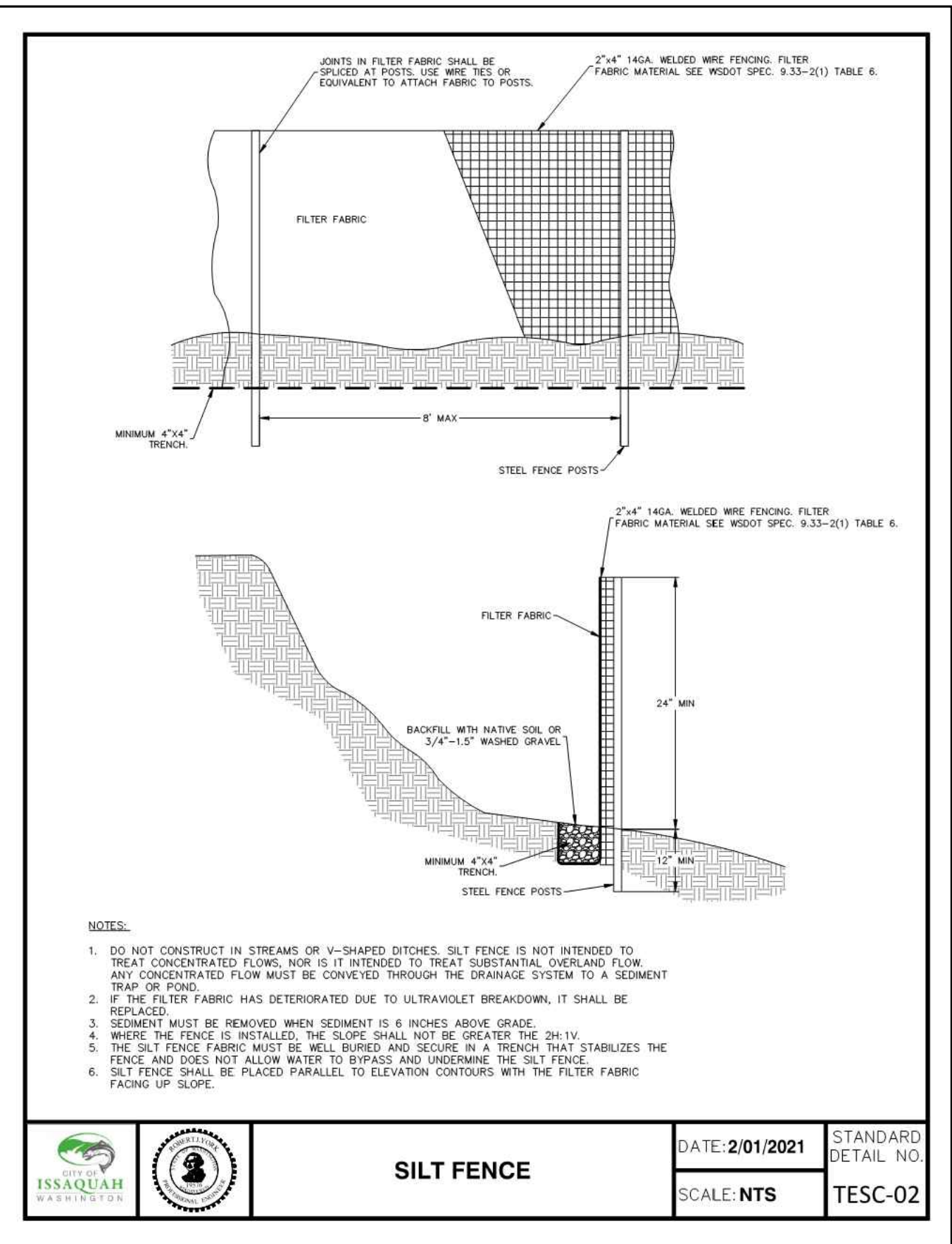
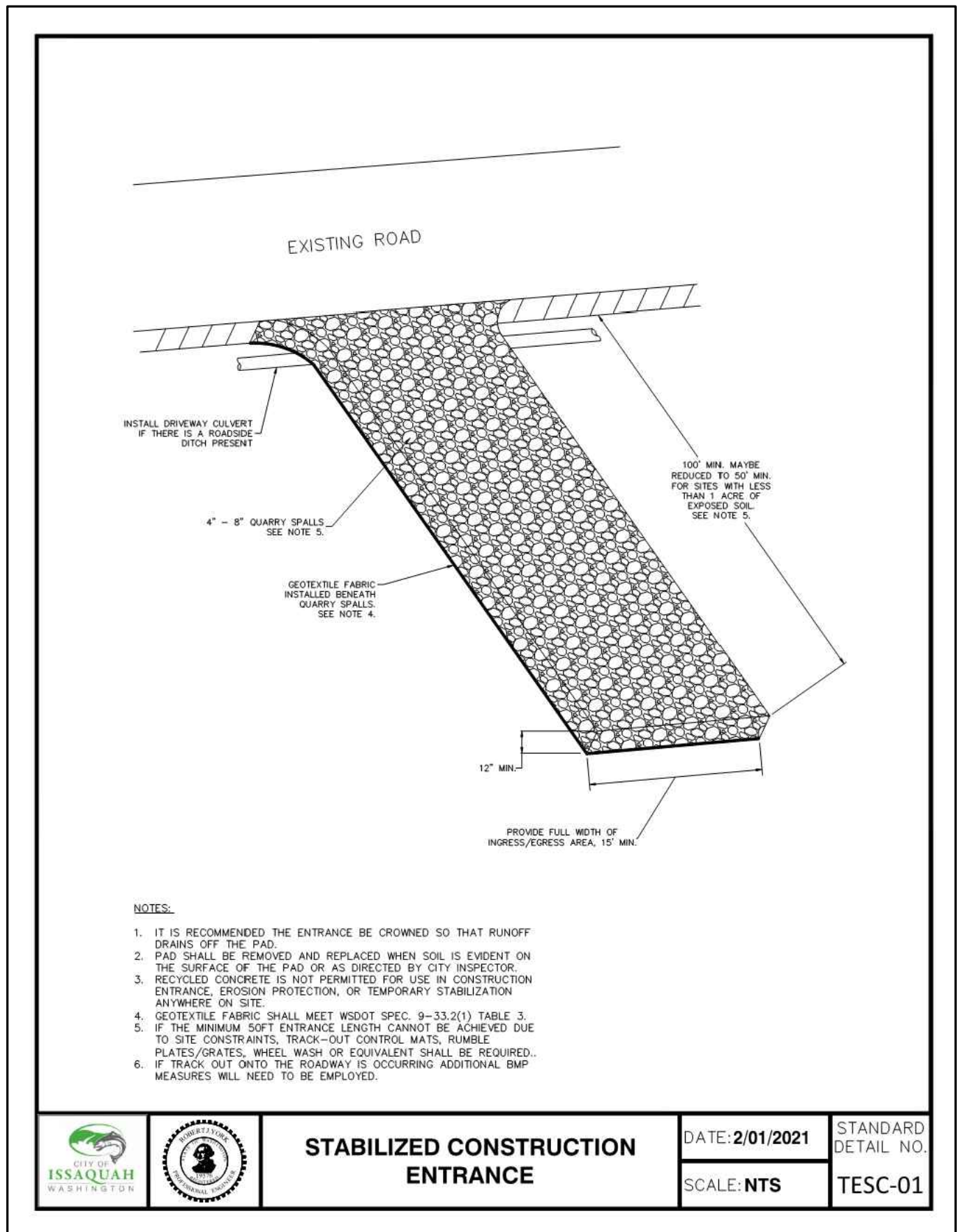


JOB NO.	21695
DATE	09/29/2022
SCALE	1"=10'
DESIGNED	BLB
DRAWN	PMS
CHECKED	CP
APPROVED	BLB

SHEET **C2.0**

BRIGHT STARS FAMILY DAYCARE

NE 1/4 OF NW 1/4 OF SECTION 34, T. 24 N., R. 06 E., W.M.
CITY OF ISSAQUAH, KING COUNTY, STATE OF WASHINGTON



Know what's below.
Call before you dig.

APPROVAL CONDITIONS

CPD Planner	Date	CPD Engineer	Date
<input type="checkbox"/> Reviewed and determined to be not applicable.		<input type="checkbox"/> Reviewed and determined to be not applicable.	
CPD Planner	Date		
<input type="checkbox"/> Reviewed and determined to be not applicable.			
Land Development Manager	Date		

ONLY SHEETS WITH AUTHORIZING SIGNATURES
HAVE BEEN APPROVED FOR CONSTRUCTION

REVISIONS			
DESCRIPTION	BY	DATE	
PER CITY COMMENTS #1	BLB	09/29/2022	
THE PLANS SET FORTH ON THIS SHEET ARE AND SHALL REMAIN THE PROPERTY OF ENCOMPASS ENGINEERING & SURVEYING.			



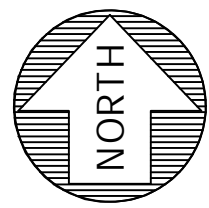
09/29/2022

BRIGHT STARS FAMILY DAYCARE
THARAKA AND DEEPTHI DEVADITHYA
TESC DETAILS



JOB NO.	21695
DATE	09/29/2022
SCALE	NTS
DESIGNED	BLB
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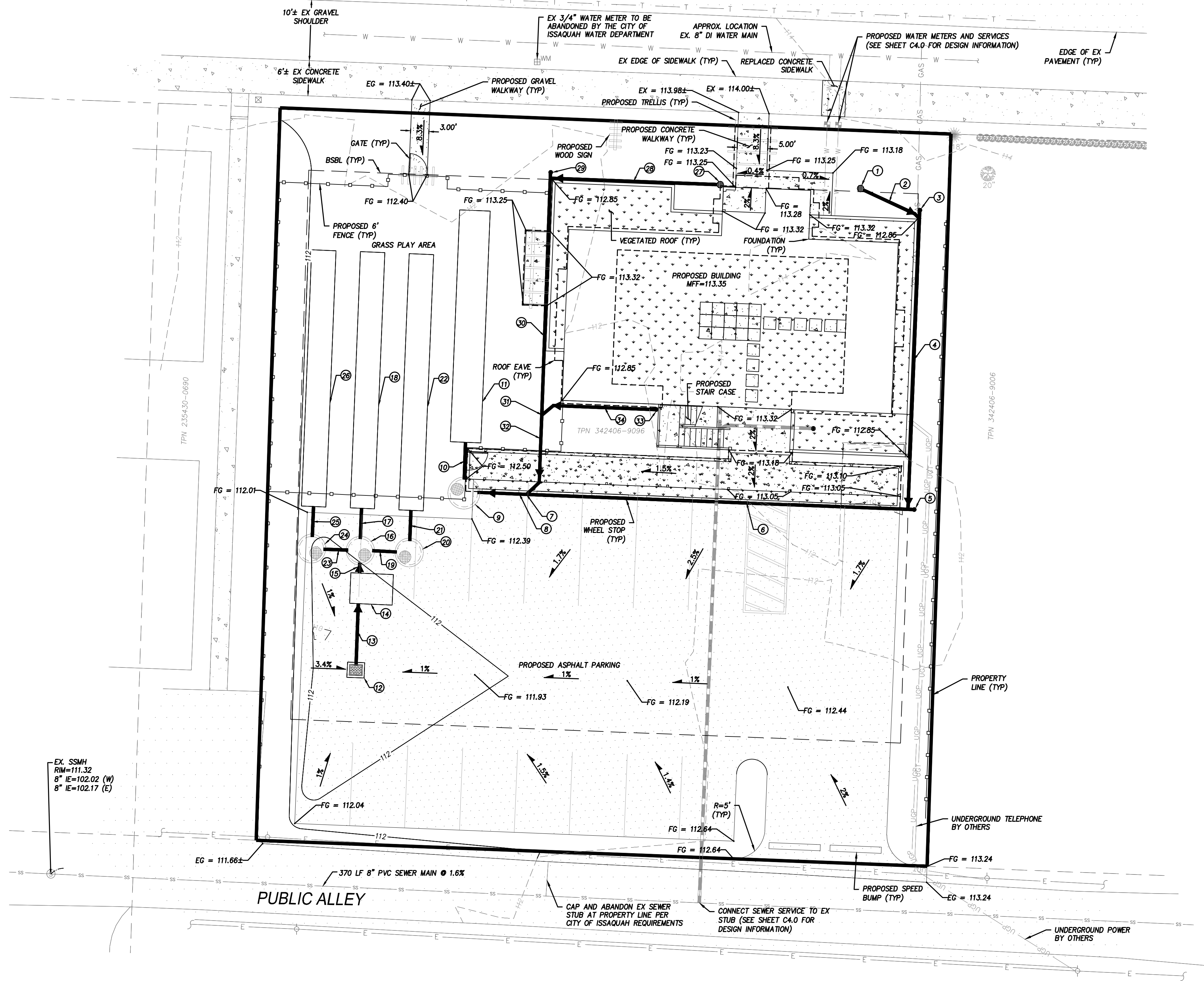


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SCALE 1" = 10'

BRIGHT STARS FAMILY DAYCARE

NE 1/4 OF NW 1/4 OF SECTION 34, T. 24 N., R. 06 E., W.M.
CITY OF ISSAQUAH, KING COUNTY, STATE OF WASHINGTON

E SUNSET WAY




- STORM KEYNOTES:**
- 1 AREA DRAIN RIM = 113.13 6" IE (SE) = 112.13
 - 2 11 LF 6" PVC @ 1%
 - 3 SDCO RIM = 112.85 6" IE (NW) = 112.02
 - 4 48 LF 6" PVC @ 1%
 - 5 SDCO RIM = 112.85 6" IE (N.W) = 111.54
 - 6 61 LF 6" PVC @ 1%
 - 7 6" WYE IE = 110.93
 - 8 11 LF 6" PVC @ 1%
 - 9 TYPE 2 - 54" CB W/ SOLID LID RIM = 112.50 6" IE (E) = 110.82 36" IE (N) = 107.25
 - 10 7 LF 36" PVC (LEVEL)
 - 11 5'x36" ROOF DOWNSPOUT INFILTRATION TRENCH PER DETAIL SHEET CS.2 (SEE NOTE 3) FG = 112.50± ROCK RIM = 110.75 36" IE = 107.25 ROCK BOT = 104.50
 - 12 TYPE 1 CB W/ GRATE RIM = 111.75 6" IE (N) = 109.61
 - 13 11 LF 6" PVC @ 1%
 - 14 MWS-L-4-4 MODULAR WELAND PER DETAIL SHEET CS.2 RIM = 112.00± 6" IE (S) = 109.50 6" IE (N) = 108.00
 - 15 2 LF 6" PVC @ 1%
 - 16 TYPE 2 - 48" CB W/ SOLID LID RIM = 112.09 6" IE (S) = 107.98 24" IE (N.W.E) = 105.50
 - 17 5 LF 24" PVC (LEVEL)
 - 18 4'x42' PARKING LOT INFILTRATION TRENCH PER DETAIL SHEET CS.2 FG = 112.15± ROCK RIM = 108.00 24" IE = 105.50 ROCK BOT = 104.50
 - 19 5 LF 24" PVC (LEVEL)
 - 20 TYPE 2 - 48" CB W/ SOLID LID RIM = 112.20 24" IE (N.W) = 105.50
 - 21 5 LF 24" PVC (LEVEL)
 - 22 4'x42' PARKING LOT INFILTRATION TRENCH PER DETAIL SHEET CS.2 FG = 112.35± ROCK RIM = 108.00 24" IE = 105.50 ROCK BOT = 104.50
 - 23 5 LF 24" PVC (LEVEL)
 - 24 TYPE 2 - 48" CB W/ SOLID LID RIM = 112.00 24" IE (N.E) = 105.50
 - 25 5 LF 24" PVC (LEVEL)
 - 26 4'x42' PARKING LOT INFILTRATION TRENCH PER DETAIL SHEET CS.2 FG = 112.00± ROCK RIM = 108.00 24" IE = 105.50 ROCK BOT = 104.50
 - 27 AREA DRAIN RIM = 112.85 6" IE (W) = 111.74
 - 28 27 LF 6" PVC @ 1%
 - 29 SDCO RIM = 112.85 6" IE (E.S) = 111.47
 - 30 40 LF 6" PVC @ 1%
 - 31 6" WYE IE = 111.07
 - 32 14 LF 6" PVC @ 1%
 - 33 SDCO RIM = 112.85 6" IE (W) = 111.26
 - 34 19 LF 6" PVC @ 1%

- CONSTRUCTION NOTES:**
- HMA PAVEMENT REPLACEMENT SHALL BE OF THE SAME COMPOSITION AND THICKNESS AS THE EXISTING PAVEMENT IT ABUTS. ALL HMA ASPHALT SHALL BE COMPACTED TO 95% MAX. DENSITY. ALL SUBGRADE AND BASE FOR THE INSTALLATION SHALL BE COMPACTED TO 95% MODIFIED PROCTOR.
 - ALL REPLACEMENT SIDEWALK SHALL BE OF THE SAME TYPE AND THICKNESS AS THE EXISTING SIDEWALK WHICH IT ABUTS. ALL SUBGRADE AND BASE FOR THE INSTALLATION SHALL BE COMPACTED TO 95% MODIFIED PROCTOR.
 - CONNECT ALL ROOF DOWNSPOUT DRAINS (VEGETATED AND IMPERVIOUS ROOFTOPS) TO 6" PVC TIGHTLINE FOR CONVEYANCE OF DRAINAGE INTO ROOF DOWNSPOUT INFILTRATION BED SYSTEM. DO NOT CONNECT FOOTING DRAINS TO INFILTRATION SYSTEM. CONNECT FOOTING DRAINS (IF PROVIDED) TO SEPARATE 4" DIAMETER DRYWELL PER DETAIL SHEET CS.0.

SURVEY LEGEND:

- WM EX. WATER METER
- EX. GAS METER
- EX. UTILITY POLE
- EX. SEWER MANHOLE
- EX. POWER BOX
- EX. GATE
- EX. 6' WIDE 4' HIGH HEDGE
- EX. HOLLY TREE TO REMAIN
- EX. PINE TREE TO REMAIN
- EX. FIBER OPTIC LOCATE
- EX. OVERHEAD POWER LINE
- EX. 8" SEWER LINE
- EX. 8" DI WATER MAIN

APPROVAL CONDITIONS

CPD Planner	Date	CPD Engineer	Date
<input type="checkbox"/> Reviewed and determined to be not applicable.		<input type="checkbox"/> Reviewed and determined to be not applicable.	
CPD Planner	Date		
<input type="checkbox"/> Reviewed and determined to be not applicable.			
Land Development Manager	Date		
ONLY SHEETS WITH AUTHORIZING SIGNATURES HAVE BEEN APPROVED FOR CONSTRUCTION			



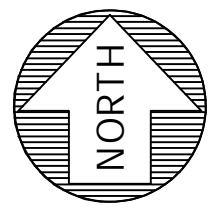
BRIGHT STARS FAMILY DAYCARE
THARAKA AND DEEPTHI DEVADITHYA
GRADING & DRAINAGE PLAN



JOB NO.	21695
DATE	09/29/2022
SCALE	1"=10'
DESIGNED	BLB
DRAWN	PMS
CHECKED	CP
APPROVED	BLB
SHEET	C3.0



REVISIONS	DESCRIPTION	BY	DATE
1	PER CITY COMMENTS #1	BLB	09/29/2022
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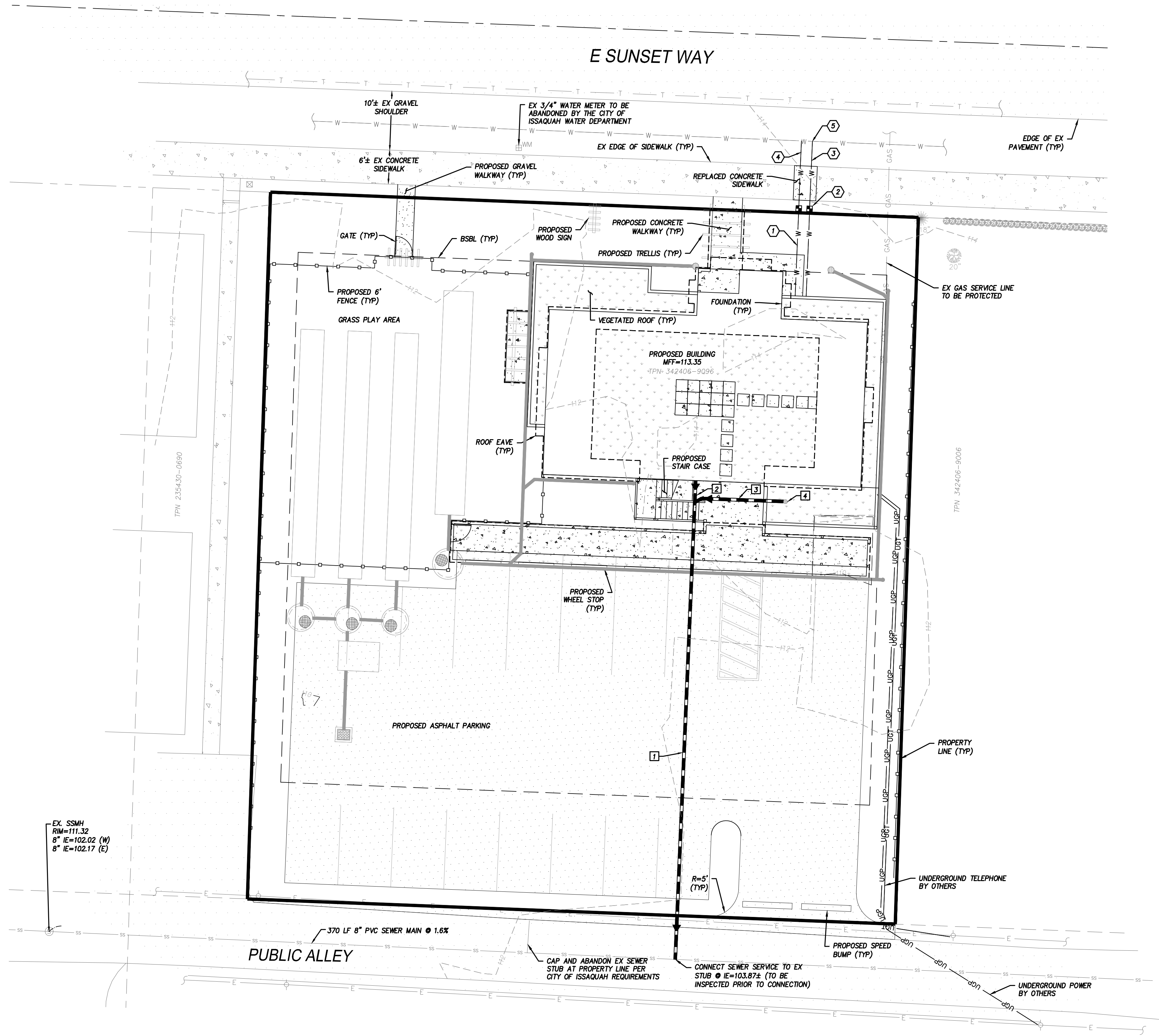


0 5 10
SCALE 1" = 10'

BRIGHT STARS FAMILY DAYCARE

NE 1/4 OF NW 1/4 OF SECTION 34, T. 24 N., R. 06 E., W.M.
CITY OF ISSAQUAH, KING COUNTY, STATE OF WASHINGTON

E SUNSET WAY



WATER KEYNOTES:

- 1 1/4" WATER SERVICE TO BUILDING (TYP)
- 1" WATER METER TO BE INSTALLED BY CITY OF ISSAQUAH PERSONNEL UNLESS OTHERWISE APPROVED (TYP)
- 1" WATER SERVICE TO BE INSTALLED BY CITY OF ISSAQUAH PERSONNEL UNLESS OTHERWISE APPROVED
- 1" FIRE PROTECTION SERVICE TO BE INSTALLED BY CITY OF ISSAQUAH PERSONNEL UNLESS OTHERWISE APPROVED
- CONNECTION OF WATER SERVICES TO CITY MAIN TO BE INSTALLED BY CITY OF ISSAQUAH PERSONNEL UNLESS OTHERWISE APPROVED (TYP)

SEWER KEYNOTES:

- 81 LF 6" PVC SIDE SEWER @ MIN 2%
- INSTALL SSCO WITHIN 3' OF BUILDING
- 15 LF 6" PVC SIDE SEWER @ MIN 2%
- INSTALL AREA DRAIN AND CONNECTION TO SEWER FOR TRASH/RECYCLE ENCLOSURE

A SEPARATE (PLM) PLUMBING PERMIT IS REQUIRED FOR THE INSTALLATION OF BACKFLOW ASSEMBLIES.

APPROVAL CONDITIONS

CPD Planner	Date	CPD Engineer	Date
<input type="checkbox"/> Reviewed and determined to be not applicable.		<input type="checkbox"/> Reviewed and determined to be not applicable.	
CPD Planner	Date		
<input type="checkbox"/> Reviewed and determined to be not applicable.			
Land Development Manager	Date		

CITY OF ISSAQUAH
WASHINGTON

ONLY SHEETS WITH AUTHORIZING SIGNATURES HAVE BEEN APPROVED FOR CONSTRUCTION



Know what's below.
Call before you dig.



09/29/2022

BRIGHT STARS FAMILY DAYCARE
THARAKA AND DEEPTHI DEVADITHYA
UTILITY PLAN



165 NE Juniper Street, Suite 201 Issaquah, WA 98027 Phone: (425) 392-0250
407 Swiftwater Blvd. Cle Elum, WA 98922 Phone: (509) 674-7433

JOB NO. 21695
DATE 09/29/2022
SCALE 1"=10'
DESIGNED BLB
DRAWN PMS
CHECKED CP
APPROVED BLB

SHEET C4.0

BRIGHT STARS FAMILY DAYCARE

NE 1/4 OF NW 1/4 OF SECTION 34, T. 24 N., R. 06 E., W.M.
CITY OF ISSAQUAH, KING COUNTY, STATE OF WASHINGTON

PIPE ALLOWANCES

PIPE MATERIAL	MAX. (INSIDE DIA. (INCHES)
REINFORCED CONCRETE	12
ALL METAL PIPE	15
CORRUGATED POLYETHYLENE AND POLYPROPYLENE	12
SDR35 PVC	15

NOTES:

- CONCRETE INLET TO BE CONSTRUCTED IN ACCORDANCE WITH ASTM C478 & C890 UNLESS OTHERWISE SHOWN ON PLANS OR NOTED IN THE STANDARD SPECIFICATIONS.
- AS AN ACCEPTABLE ALTERNATIVE TO REBAR, WELDED WIRE FABRIC HAVING A MIN. AREA OF 0.12 SQUARE INCHES PER FOOT MAY BE USED. WELDED WIRE FABRIC SHALL COMPLY TO ASTM A497. WIRE FABRIC SHALL NOT BE PLACED IN KNOCKOUTS.
- PRECAST BASES SHALL BE FURNISHED WITH KNOCKOUTS HAVING A WALL THICKNESS OF 2" TO 2.5". ALL PIPE SHALL BE INSTALLED IN FACTORY PROVIDED KNOCKOUTS. UNUSED KNOCKOUTS NEED NOT BE GROUTED IF WALL IS LEFT INTACT.
- KNOCKOUT OR CUTOFF HOLE SIZE IS EQUAL TO PIPE OUTER DIAM. PLUS CURB INLET WALL THICKNESS.
- ROUND OR "D" SHAPE KNOCKOUTS MAY BE ON ALL 4 SIDES WITH MAX. DIAM. OF 20".
- THE MAX. DEPTH FROM THE FINISHED GRADE TO THE INVERT ELEVATION OF THE LOWEST PIPE IS 5'.
- THE TAPER ON THE SIDES OF THE PRECAST BASE SECTION AND RISER SECTION SHALL NOT EXCEED 1/2" / FT.
- CATCH BASIN, FRAME AND GRATE SHALL CONFORM TO WSDOT STD. SPEC. 7-05.3, 9-05.15 AND 9-05.50.
- MATING SURFACES SHALL BE FINISHED TO ASSURE NON-HOOKING FIT WITH ANY COVER POSITION.
- FRAME AND GRATE MAY BE INSTALLED WITH FLANGE DOWN.
- OFFSET BETWEEN CB AND GRATE FRAME SHALL NOT EXCEED 3" ON RETROFIT INSTALLATIONS, 1/2" ON NEW INSTALLATIONS.
- OFFSET BETWEEN CATCH BASIN AND FRAME SHALL NOT EXCEED 1/2" ON NEW INSTALLATIONS AND 3" ON RETROFIT INSTALLATIONS.
- EDGE OF RISER SHALL NOT BE MORE THAN 2" FROM EDGE OF CATCH BASIN WALL.
- ADJUSTMENT RISERS AND FRAME SHALL BE SET IN 3/4" NON-SHRINK GROUT. WOOD SHIMS SHALL BE USED TO LEVEL FRAME TO MATCH ROAD CROSS SLOPE. REMOVE SHIMS WHEN MORTAR HAS SET. FILL VIDS LEFT BY SHIMS.
- FILL LIFTING HOLES, PLASTER SMOOTH INSIDE AND OUT. MORTAR SHALL CONFORM TO WSDOT STD. SPEC. 9-20.4(3).
- PIPES SHALL BE FLUSHED WITH INTERIOR WALLS OF STRUCTURE, GROUTED AND WATER TIGHT.
- DO NOT PLACE CATCH BASIN IN SIDEWALK IF FEASIBLE. NON-SKID, ADA COMPLIANT SOLID LOCKING COVER REQUIRED IN SIDEWALK AND PLANTER AREAS.
- ALL CATCH BASINS SHALL BE LOCATED OUTSIDE THE WHEEL PATH WHERE FEASIBLE AND NOT IN A BIKE LANE.

CATCH BASIN TYPE 1

DATE: 2/01/2021

SCALE: NTS

STANDARD DETAIL NO.

D-02

PIPE ALLOWANCES

PIPE MATERIAL WITH MAX. INSIDE DIAMETER				
CATCH BASIN DIAMETER	REINFORCED CONCRETE	ALL METAL PIPE	CORRUGATED POLYETHYLENE AND POLYPROPYLENE	SDR35 PVC
48"	24"	30"	24"	30"
54"	30"	36"	30"	36"
60"	36"	42"	36"	42"
72"	42"	54"	42"	48"
84"	54"	60"	54"	48"
96"	60"	72"	60"	48"

CATCH BASIN DIMENSIONS

CATCH BASIN DIAMETER	MINIMUM WALL THICKNESS	MINIMUM BASE THICKNESS	MAXIMUM KNOCKOUT SIZE	MINIMUM DISTANCE BETWEEN KNOCKOUTS
48"	4"	6"	36"	8"
54"	4.5"	8"	42"	8"
60"	5"	8"	48"	8"
72"	6"	8"	60"	12"
84"	8"	12"	72"	12"
96"	8"	12"	84"	12"

NOTES:

- CATCH BASINS SHALL BE CONSTRUCTED IN ACCORDANCE WITH ASTM C478 (AASHTO M199) AND ASTM C890 UNLESS OTHERWISE SHOWN ON PLANS OR NOTED IN THE STANDARD SPECIFICATIONS.
- HANDHOLDS IN ADJUSTMENT SECTION SHALL HAVE 3" MIN. CLEARANCE. HANDHOLDS SHALL BE PLACED IN ALTERNATING GRADE RINGS OR LEVELING BRICK COURSE WITH A MIN. OF ONE HANDHOLD BETWEEN LEVELING BRICK COURSE WITH A MIN. OF ONE HANDHOLD BETWEEN THE LAST STEP AND TOP OF THE FINISHED GRADE. FOR DETAILS SHOWING LADDER AND STEP, SEE DETAIL G-12.
- PRECAST BASES SHALL BE FURNISHED WITH KNOCKOUTS HAVING A WALL THICKNESS OF 2" TO 2.5". UNUSED KNOCKOUTS NEED NOT BE GROUTED IF WALL IS LEFT INTACT. PIPES SHALL BE INSTALLED ONLY IN FACTORY KNOCKOUTS UNLESS OTHERWISE APPROVED BY THE ENGINEER.
- CATCH BASIN FRAME AND GRATE SHALL CONFORM TO WSDOT STD. SPEC. 7-05.3, 9-05.15 AND 9-05.50.
- MATING SURFACES SHALL BE FINISHED TO ASSURE NON-HOOKING FIT WITH ANY COVER POSITION.
- ALL BASE REINFORCING STEEL SHALL HAVE A MIN. YIELD STRENGTH OF 60,000 PSI AND BE PLACED IN THE UPPER HALF OF THE BASE WITH 1" MIN. CLEARANCE.
- MIN. SOIL BEARING VALUE SHALL EQUAL 3,000 POUNDS PER SQUARE FOOT.
- ADJUSTMENT RISERS AND FRAME SHALL BE SET IN 3/4" NON-SHRINK GROUT. WOOD SHIMS SHALL BE USED TO LEVEL FRAME TO MATCH ROAD CROSS SLOPE. REMOVE SHIMS WHEN MORTAR HAS SET AND FILL VIDS LEFT BY SHIMS.
- FILL LIFTING HOLES AND OUT. PLASTER SMOOTH INSIDE AND OUT.
- MORTAR SHALL CONFORM TO WSDOT STD. SPEC. 9-20.4(3).
- PIPES SHALL BE FLUSHED WITH INTERIOR WALLS OF STRUCTURE, GROUTED AND WATER TIGHT.
- CATCH BASINS OVER 15' IN DEPTH SEE DETAIL D-23.
- DO NOT PLACE CATCH BASIN IN SIDEWALK IF FEASIBLE. NON-SKID, ADA COMPLIANT SOLID LOCKING COVER REQUIRED IN SIDEWALK AND PLANTER AREAS.
- ALL CATCH BASINS SHALL BE LOCATED OUTSIDE THE WHEEL PATH WHERE FEASIBLE AND NOT IN A BIKE LANE.

CATCH BASIN TYPE 2

DATE: 2/01/2021

SCALE: NTS

STANDARD DETAIL NO.

D-04

STORM DRAIN CLEANOUT

DATE: 2/01/2021

SCALE: NTS

STANDARD DETAIL NO.

D-24

INFILTRATION DRYWELL

DATE: 2/01/2021

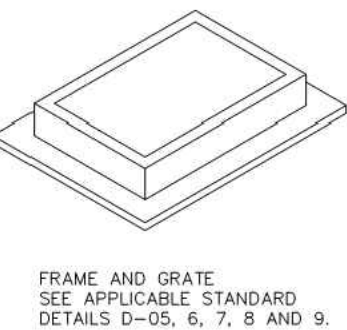
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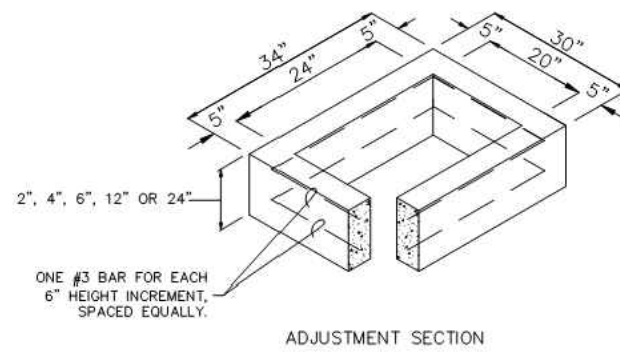
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NOTES:

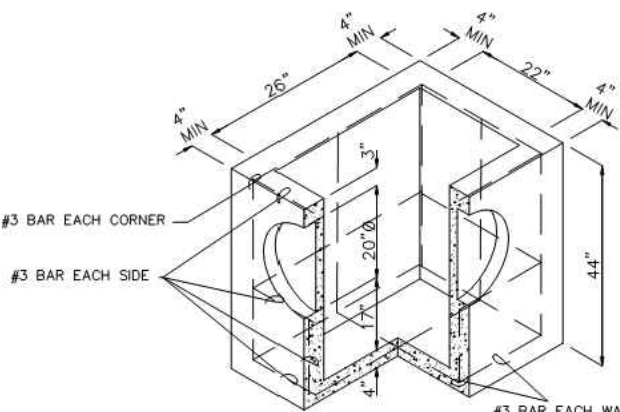
- DRYWELLS ARE ROUND IN SHAPE, DEEPER THAN TRENCHES, AND THE VOLUME VARIES BASED ON SOIL TYPE. SEE GUIDANCE IN THE CITY ADOPTED STORM DESIGN MANUAL.
- MINIMUM SPACING BETWEEN DRYWELLS SHALL BE 10 FT.
- A MAXIMUM OF 5000SF OF IMPERVIOUS AREA IS ALLOWED TO DRAIN INTO ONE DRYWELL.
- A MINIMUM 5 FT SETBACK SHALL BE MAINTAINED FROM ANY PROPERTY LINE OR NOISE BARRIER.
- A MINIMUM 15 FT SETBACK SHALL BE MAINTAINED FROM BUILDINGS WITH CRAWL SPACES OR ELEVATIONS BELOW THE OVERFLOW POINT.
- INFILTRATION SYSTEMS SHALL BE LOCATED 30 FT DOWN SLOPE FROM ANY SEPTIC TANK/DRAIN FIELD ON SITE OR ADJACENT PROPERTIES AND A MIN. 100 FT UPLSLOPE FROM ANY SEPTIC TANK/DRAIN FIELD ON SITE OR ADJACENT PROPERTIES. ALL SEPTIC SYSTEMS SHALL BE IDENTIFIED AND SHOWN ON PLAN SET PRIOR TO INFILTRATION SYSTEM APPROVAL.
- THE INFILTRATION AREA AND A 5 FT BUFFER MUST BE FENCED PRIOR TO CONSTRUCTION AND UNTIL FINAL STABILIZATION OF THE SITE TO PREVENT COMPACTION. FOR EXPOSED TRENCHES, SILT FENCE SHALL BE INSTALLED AROUND THE CONSTRUCTED PERIMETER TO PREVENT SEDIMENTATION OF THE FACILITY.
- A GEOTECHNICAL ANALYSIS (PERFORMED BY A LICENSED PROFESSIONAL) IS REQUIRED FOR A DRYWELL PROPOSED ON SLOPES OVER 15% OR ABOVE A LANDSLIDE AREA.
- INFILTRATION OF RUNOFF FROM POLLUTION GENERATING IMPERVIOUS SURFACE AREA (SUCH AS STREETS AND DRIVEWAYS) IS NOT ALLOWED WITHIN THE ISSAQUAH CRITICAL AQUIFER RECHARGE AREA, CLASS 1 AND 2.



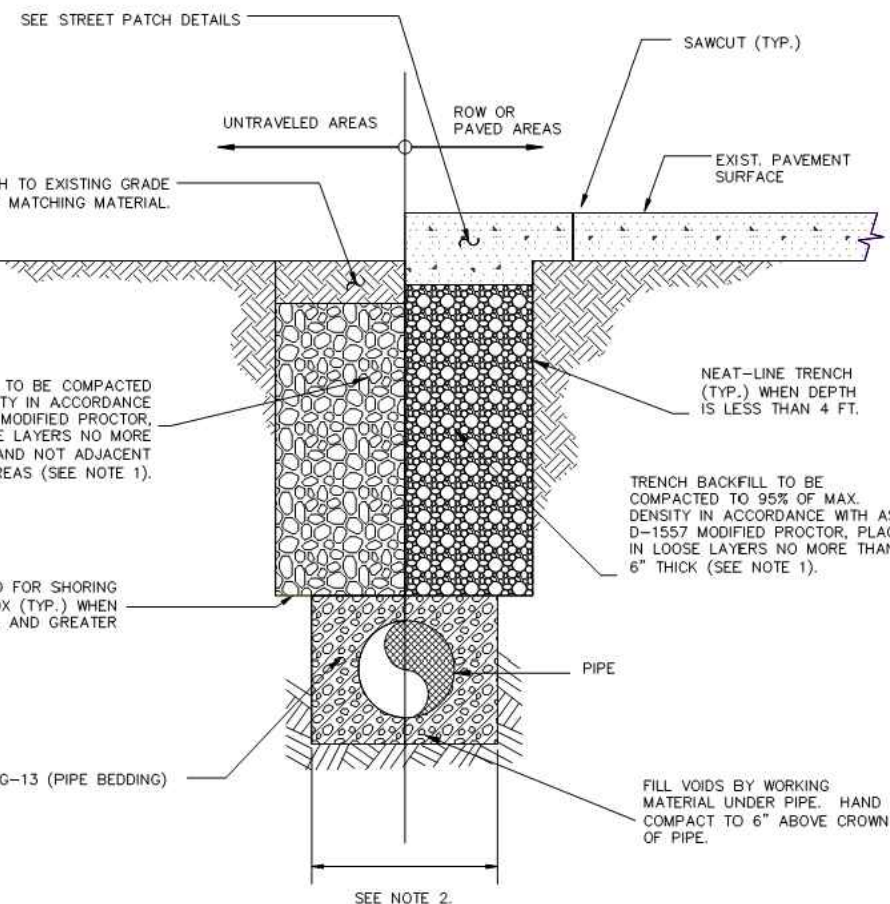
FRAME AND GRATE
SEE APPLICABLE STANDARD
DETAILS D-05, 6, 7, 8 AND 9.



ADJUSTMENT SECTION



PRECAST BASE SECTION
(MEASUREMENT AT THE TOP
OF THE BASE)



NOTES:

- TRENCH BACKFILL MATERIAL SHALL BE CRUSHED SURFACE TOP COURSE WSDOT SPEC 9-03.9(3).
- MAXIMUM WIDTH OF TRENCH AT TOP OF PIPE:
• 30" FOR PIPE UP TO AND INCLUDING 12" NOMINAL DIAMETER.
• 60" PLUS 15" FOR PIPE LARGER THAN 12" NOMINAL DIAMETER.
- CDP EQUAL TO CADMAN PROFLOW 5 HOUR 11021 REQUIRED WHEN CROSSING EXISTING STREETS. 2" MINIMUM CAP OVER 1" MINIMUM TRENCH BACKFILL.
- COMPACTION TESTING AND PROCTOR REQUIRED. ONE TEST PER LIFT PER 100' OF TRENCH. MINIMUM 2 TESTS PER LIFT.
- MAXIMUM TYPICAL TRENCH DEPTH IS 48". DEEPER TRENCHES MUST BE IDENTIFIED VIA SEPARATE UTILITY PROFILE DESIGN AND APPROVED BY THE CITY ENGINEER OR DESIGNER.
- COMPACTION TESTING AT DEPTH GREATER THAN 4' IN TRENCHES MAY BE ACCOMPLISHED BY MAINTAINING A COMPACTION PATTERN PROVEN TO MEET COMPACTION REQUIREMENTS.
- TRENCHES LESS THAN 2' WIDE REQUIRE CDP.

TYPICAL PIPE TRENCH DETAIL

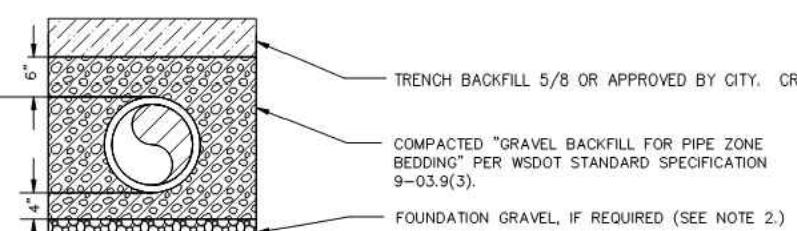
DATE: 2/13/2020

SCALE: NTS

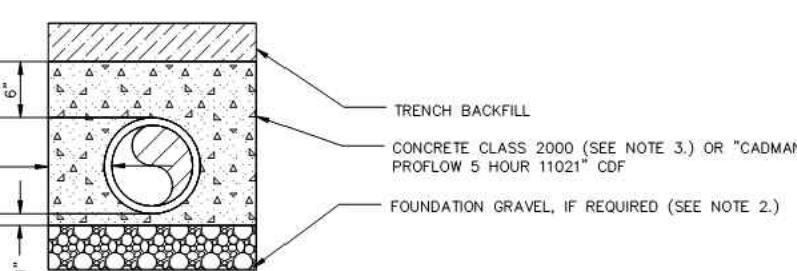
STANDARD DETAIL NO.

G-01

CONCRETE, DUCTILE IRON, ADS, LOPE, HOPE, PVC (FLEXIBLE) PIPE BEDDING



CONCRETE ENCASEMENT OR CDP



NOTES:

- PIPE BEDDING APPLIES TO ALL PIPE WITHIN PUBLIC RIGHT-OF-WAY.
- EXCAVATE UNSTABLE MATERIAL DOWN TO FIRM SOIL AND REPLACE WITH "BALLAST" PER WSDOT STANDARD SPECIFICATION 9-03.9(3).
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANCHORING PIPE TO PREVENT FLotation DURING CONCRETE PLACEMENT.

PIPE BEDDING

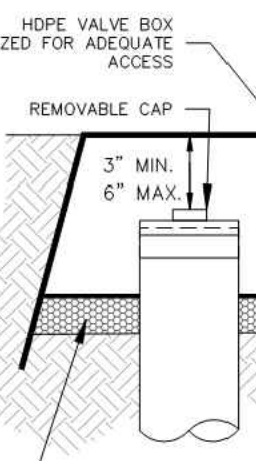
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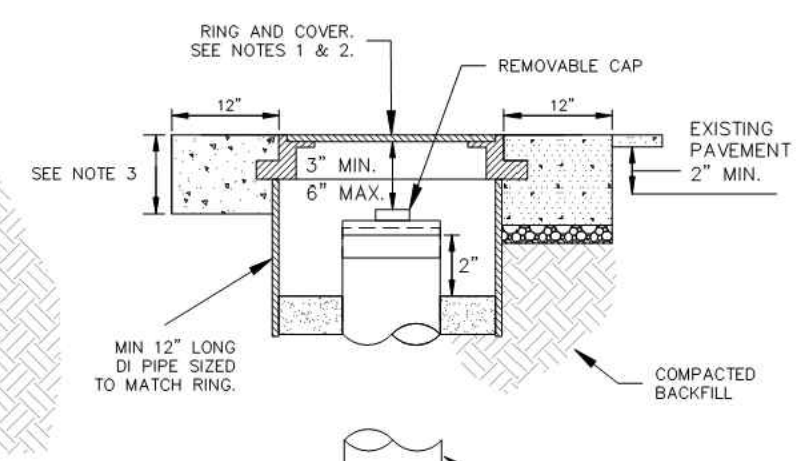
STANDARD DETAIL NO.

G-13

LANDSCAPED AREA



PAVED AREAS

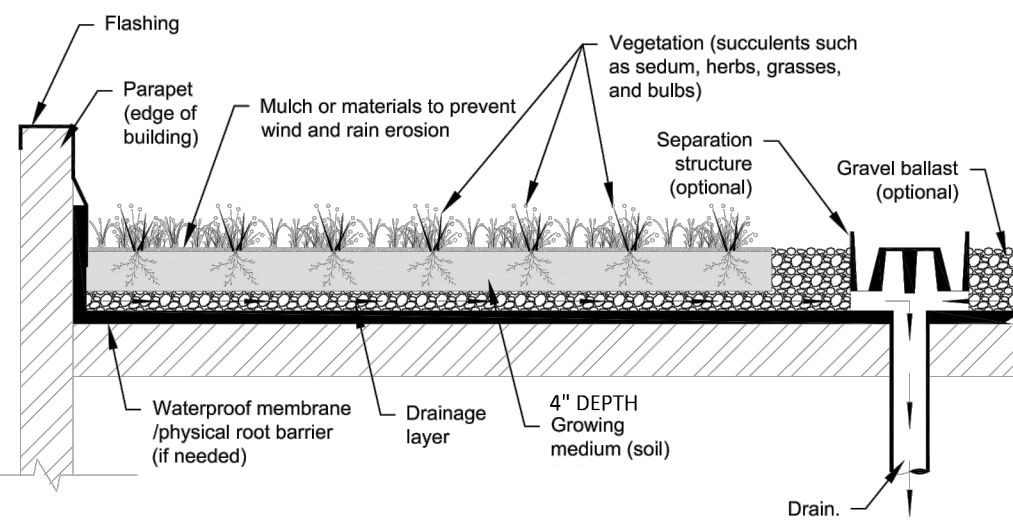


NOTES:

- CAST IRON COVER MARKED "FDCO" FOR FOOTING DRAINS OR "SDCO" FOR STORM LINES.
- CAST IRON RING AND COVER, LOCKING BOLTS SHALL BE STAINLESS STEEL TYPE 304 SOCKET (ALLEN) HEAD BOLTS, 2 INCHES LONG, SEE APPROVED MATERIALS LIST.
- 8" MIN. ASPHALT OR CLASS 3 CONCRETE COLLAR.
- CLEANOUTS REQUIRED FOR EACH PIPE LENGTH GREATER THAN 100' AND FOR EACH 90 DEGREE BEND.

VEGETATED ROOF SECTION

NTS



APPROVAL CONDITIONS

CPD Planner Date CPD Engineer Date

☐ Reviewed and determined to be not applicable. ☐ Reviewed and determined to be not applicable.

CPD Planner Date

☐ Reviewed and determined to be not applicable.

Land Development Manager Date



ONLY SHEETS WITH AUTHORIZING SIGNATURES HAVE BEEN APPROVED FOR CONSTRUCTION



Know what's below.
Call before you dig.

BRIGHT STARS FAMILY DAYCARE
THARAKA AND DEEPTHI DEVADITHYA
CONSTRUCTION DETAILS I

Encompass
ENGINEERING & SURVEYING
Western Washington Division
165 NE Juniper Street, Suite 201 Issaquah, WA 98027 Phone: (425) 392-0250
Eastern Washington Division
407 Stillwater Blvd. Cle Elum, WA 98922 Phone: (509) 674-7433

JOB NO. 21695
DATE 09/29/2022
SCALE NTS
DESIGNED BLB
DRAWN PMS
CHECKED CP
APPROVED BLB

SHEET C5.0

REVISIONS

DESCRIPTION	BY	DATE
PER CITY COMMENTS #1	BLB	09/29/2022



09/29/2022

BRIGHT STARS FAMILY DAYCARE
THARAKA AND DEEPTHI DEVADITHYA
CONSTRUCTION DETAILS I

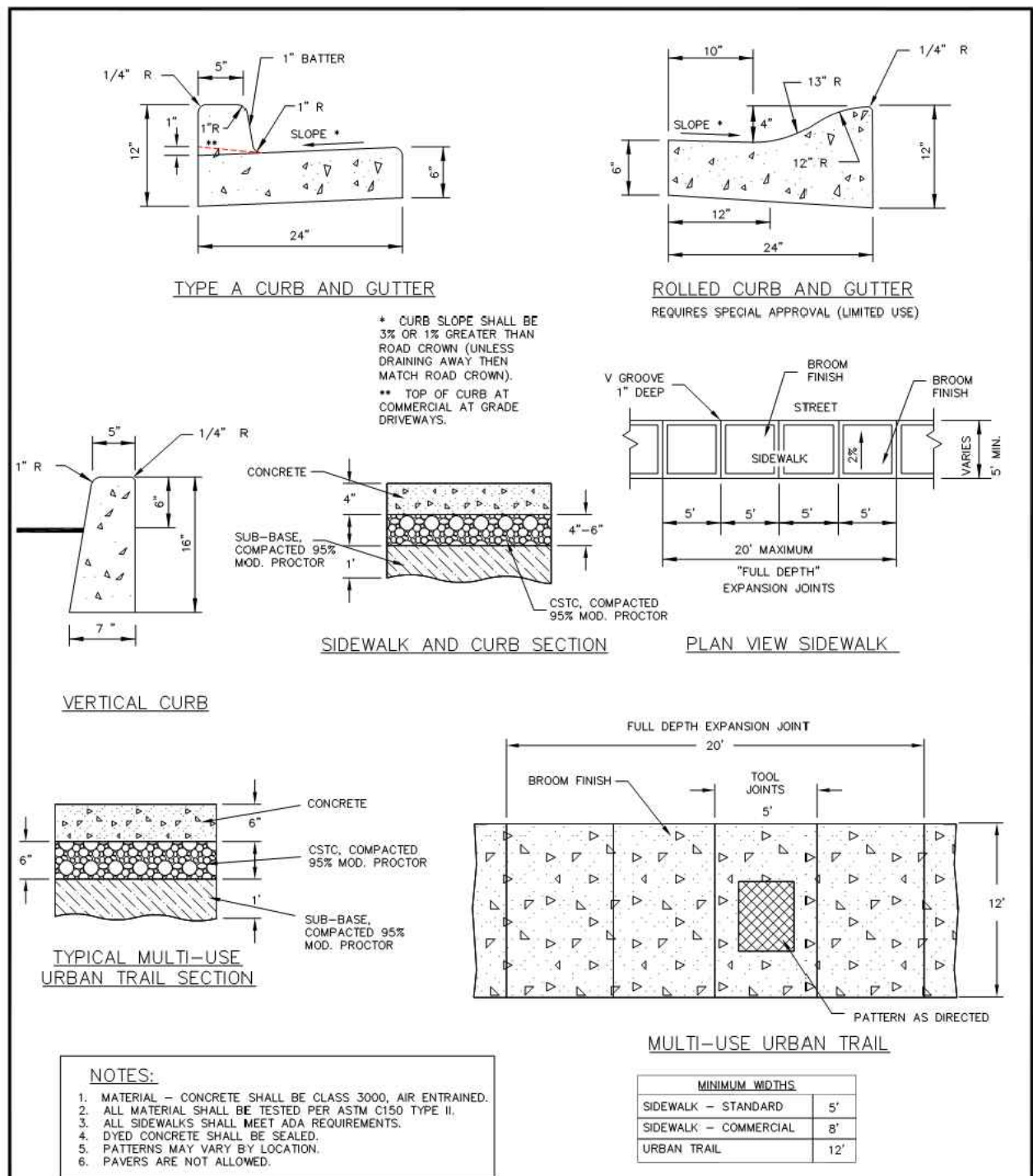
Encompass
ENGINEERING & SURVEYING
Western Washington Division
165 NE Juniper Street, Suite 201 Issaquah, WA 98027 Phone: (425) 392-0250
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407 Stillwater Blvd. Cle Elum, WA 98922 Phone: (509) 674-7433

JOB NO. 21695
DATE 09/29/2022
SCALE NTS
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SHEET C5.0

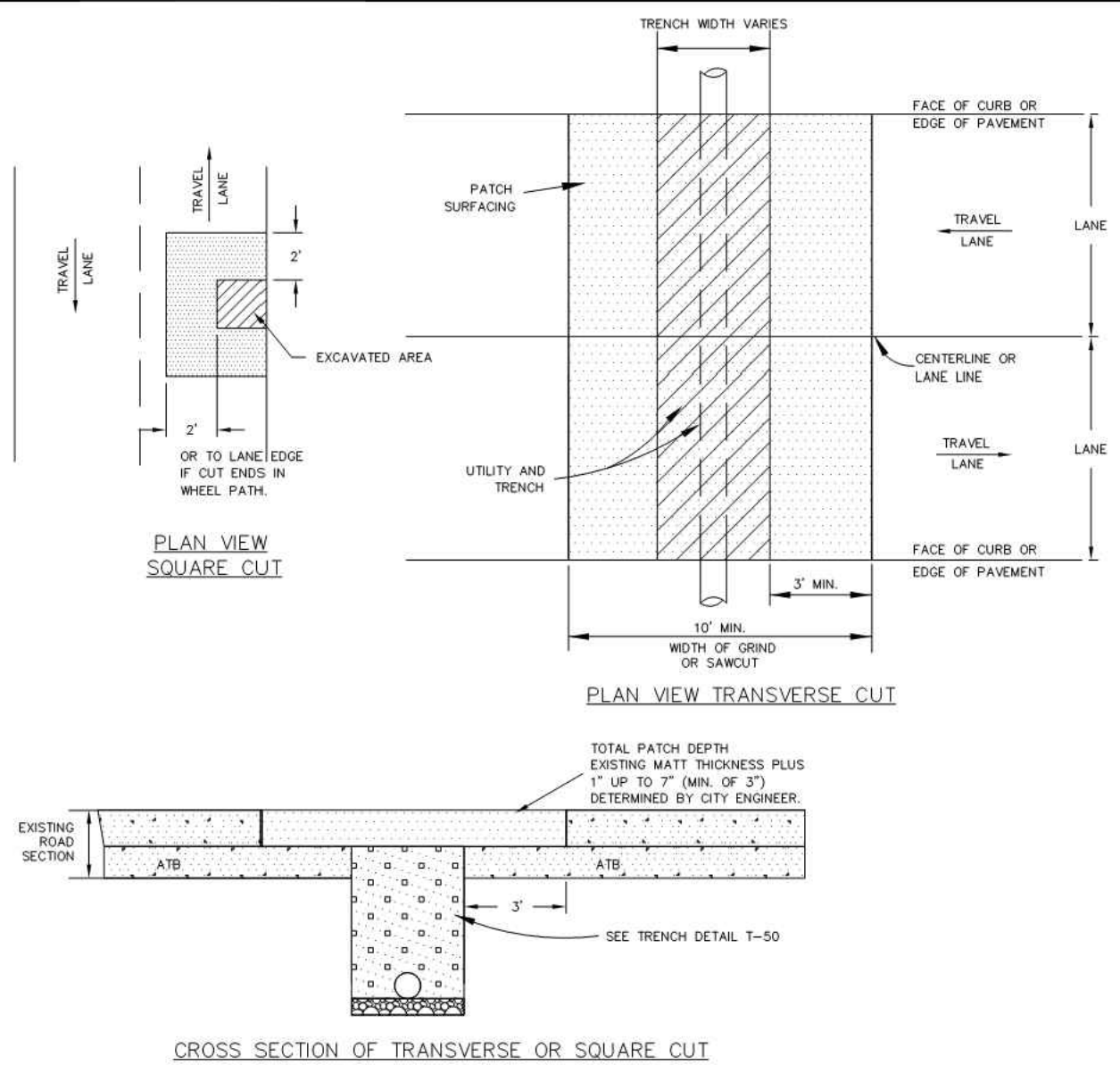
BRIGHT STARS FAMILY DAYCARE

NE 1/4 OF NW 1/4 OF SECTION 34, T. 24 N., R. 06 E., W.M.
CITY OF ISSAQUAH, KING COUNTY, STATE OF WASHINGTON



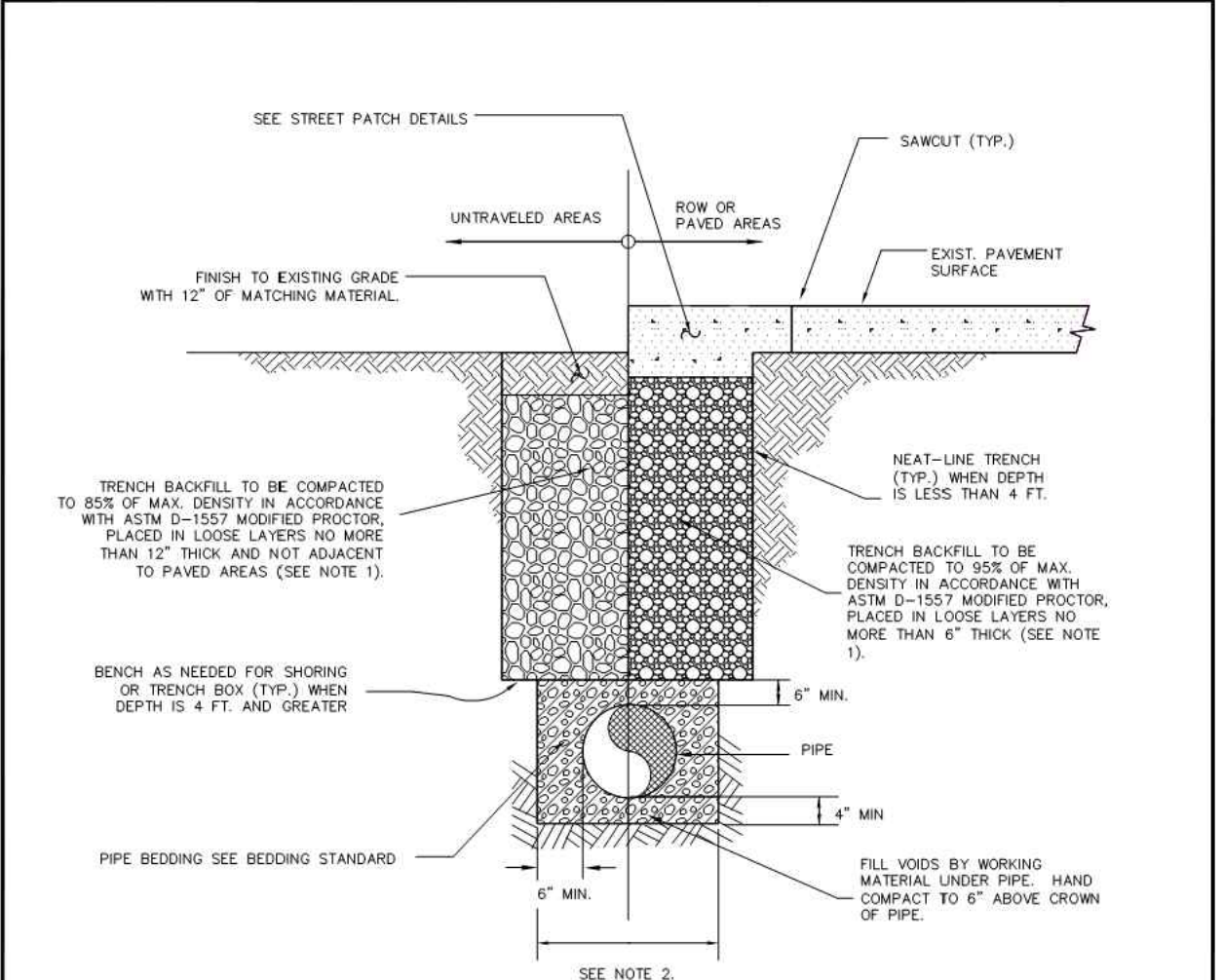
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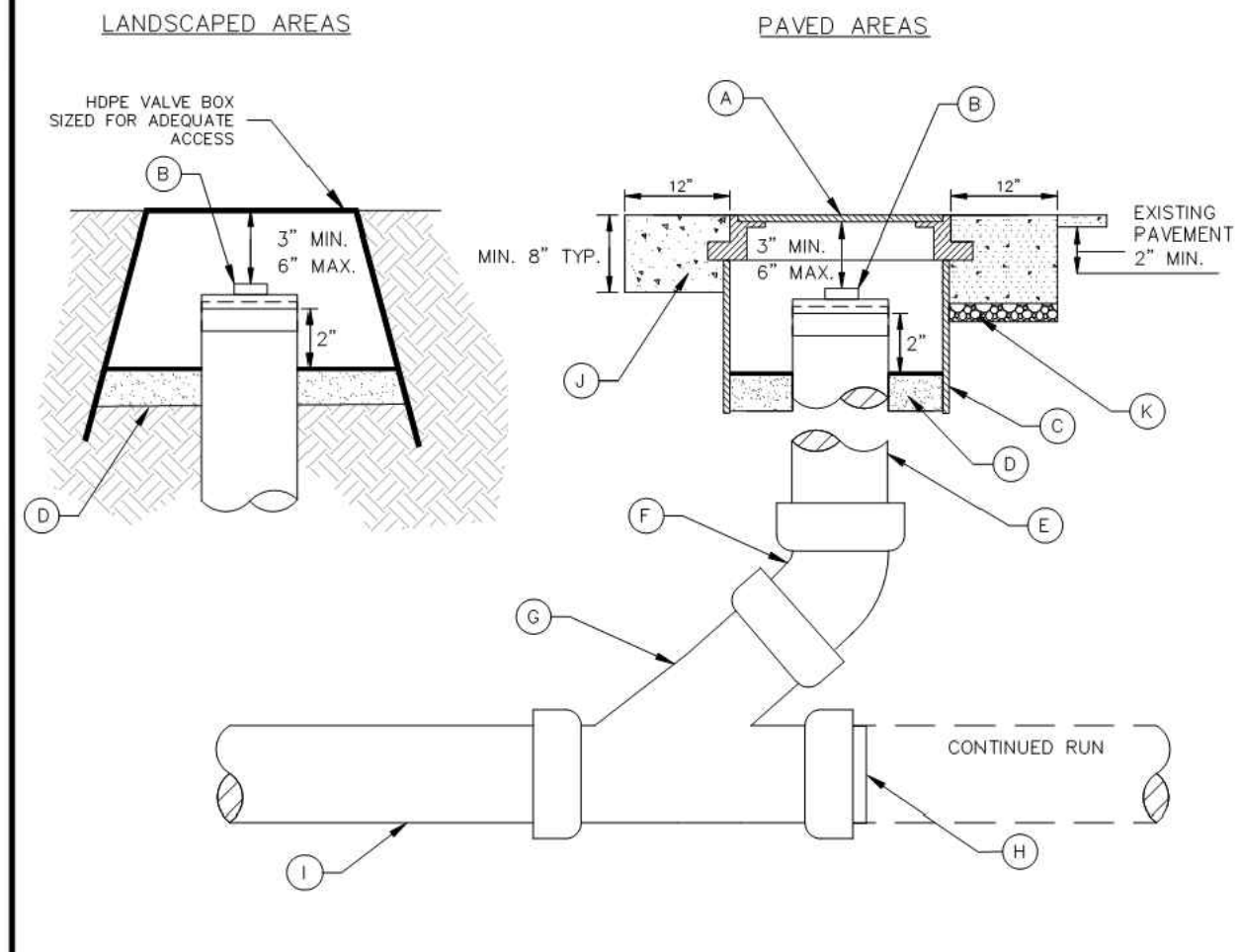
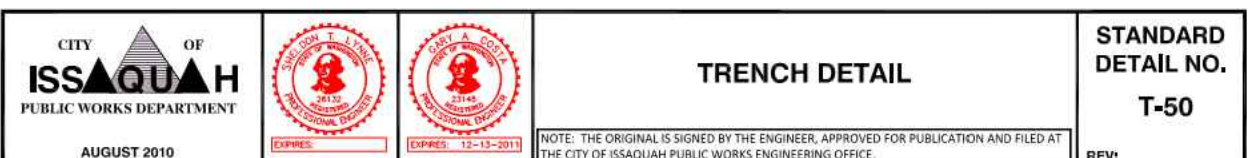
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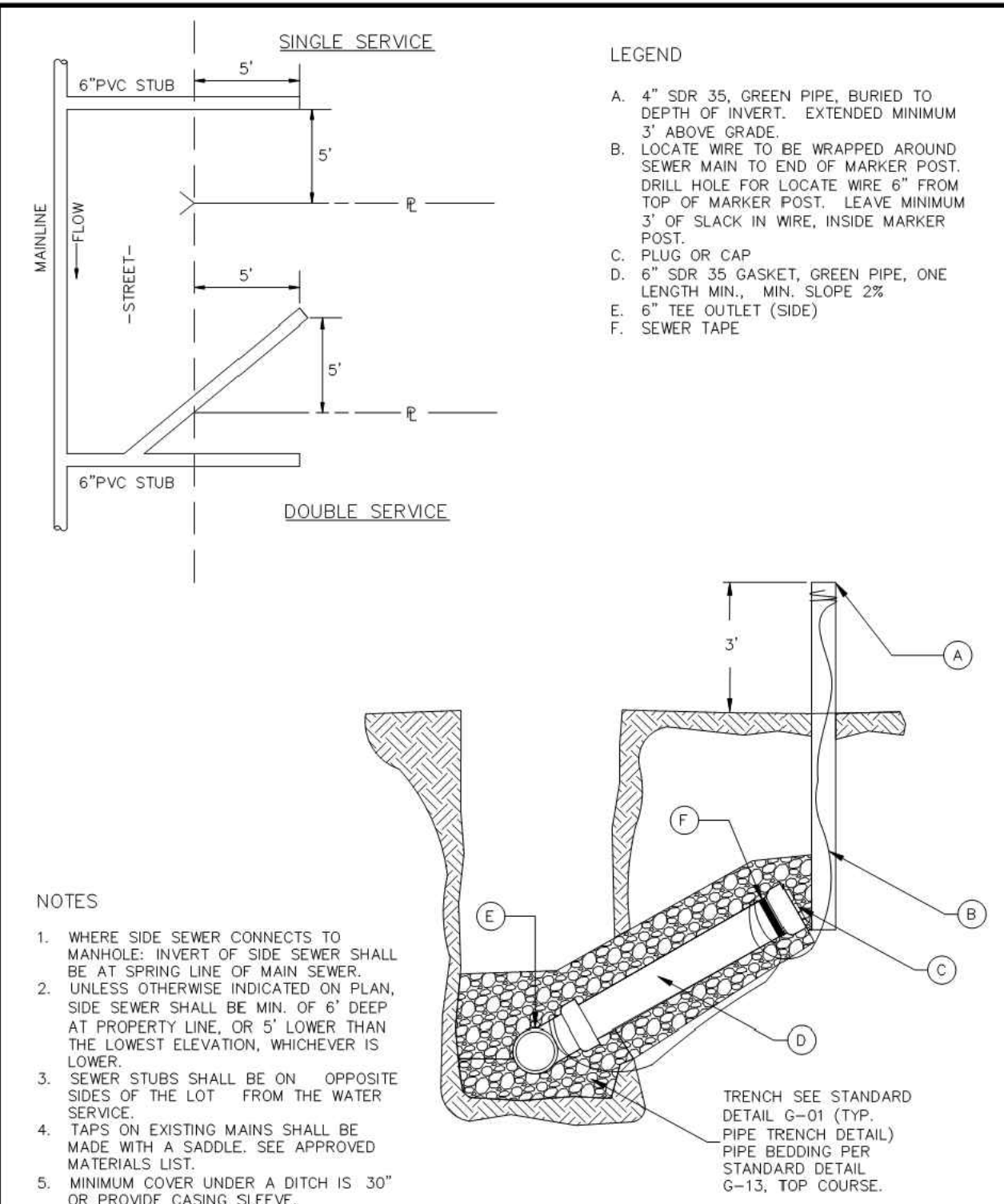
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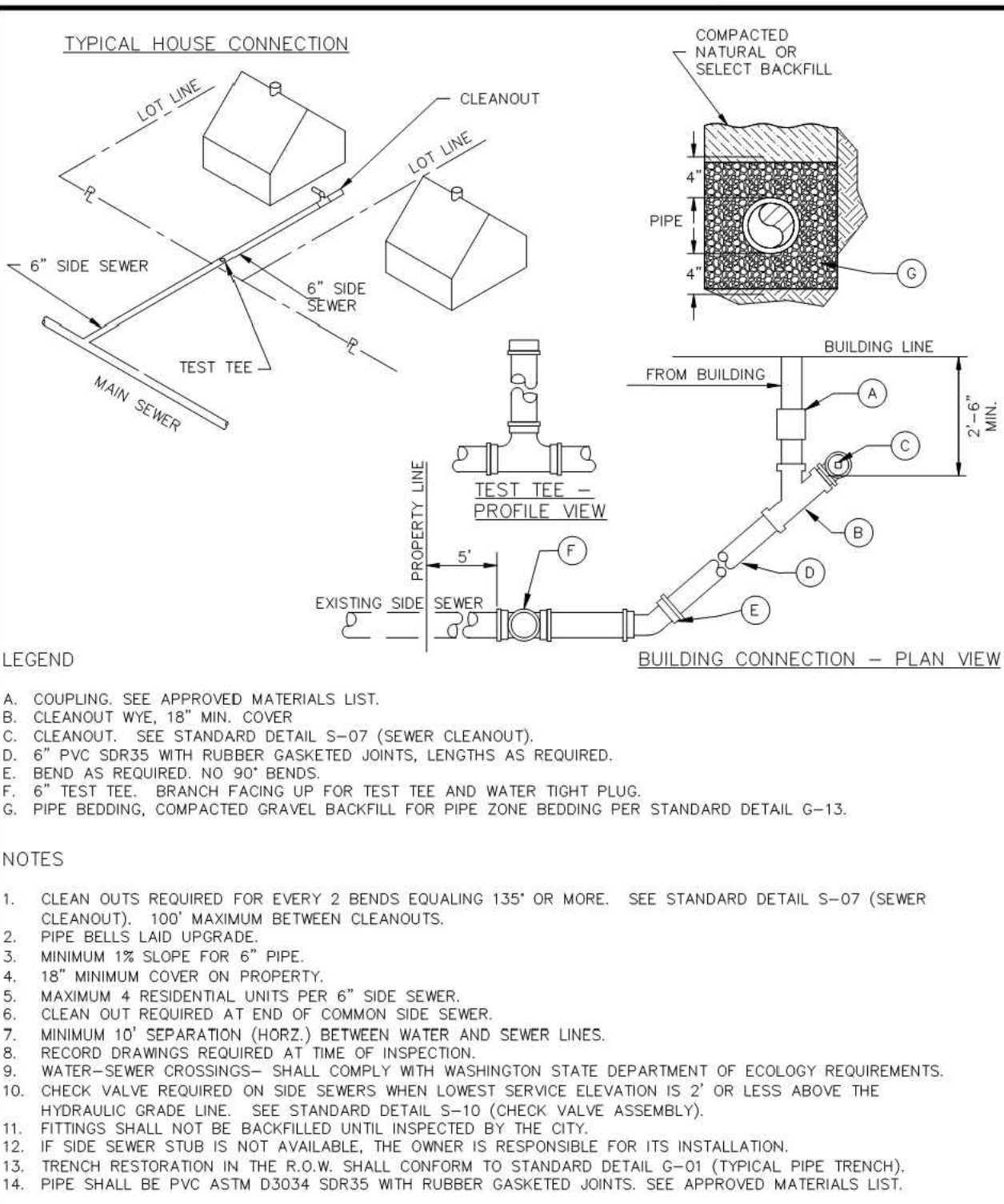
1. CLEAN OUT COVER SHALL READ "SSO" OR "SEWER". SEE APPROVED MATERIALS LIST.
2. RING AND COVER SHALL BE .05"-10" ABOVE FINISHED GRADE TO PREVENT ENTRY OF SURFACE WATER.
3. ALL SEWER PIPE AND FITTINGS TO BE PVC ASTM D3034 SDR35 WITH RUBBER GASKETED JOINTS.
4. CLEAN OUTS REQUIRED FOR EVERY TWO BENDS EQUALING 135° OR MORE. 100' MAXIMUM BETWEEN CLEAN OUTS.



DATE: 2/01/2021

SCALE: NTS

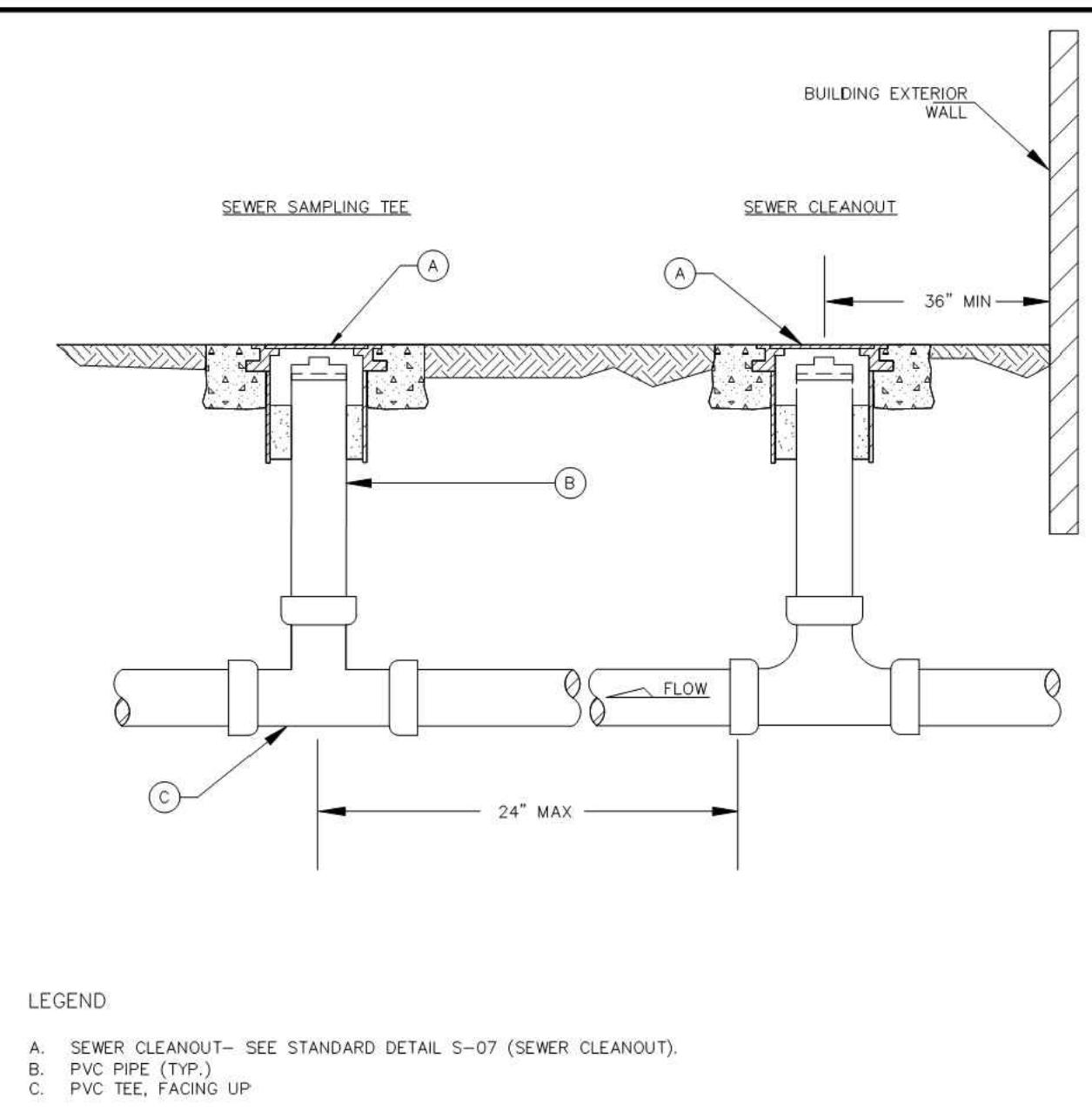
STANDARD DETAIL NO. S-08



DATE: 2/01/2021

SCALE: NTS

STANDARD DETAIL NO. S-09



DATE: 2/01/2021

SCALE: NTS

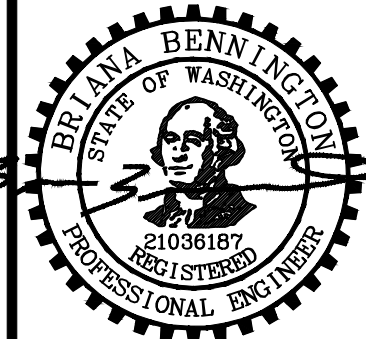
STANDARD DETAIL NO. S-11



Know what's below.
Call before you dig.

APPROVAL CONDITIONS	
CPD Planner	Date
CPD Engineer	Date
<input type="checkbox"/> Reviewed and determined to be not applicable.	
CPD Planner	Date
<input type="checkbox"/> Reviewed and determined to be not applicable.	
Land Development Manager	Date
ONLY SHEETS WITH AUTHORIZING SIGNATURES HAVE BEEN APPROVED FOR CONSTRUCTION	

REVISIONS	DESCRIPTION	BY	DATE
1	PER CITY COMMENTS #1	BLG	09/29/2022
2			
3			
4			
5			
6			
7			
8			
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10			



09/29/2022

BRIGHT STARS FAMILY DAYCARE
THARAKA AND DEEPTHI DEVADITHA
CONSTRUCTION DETAILS II

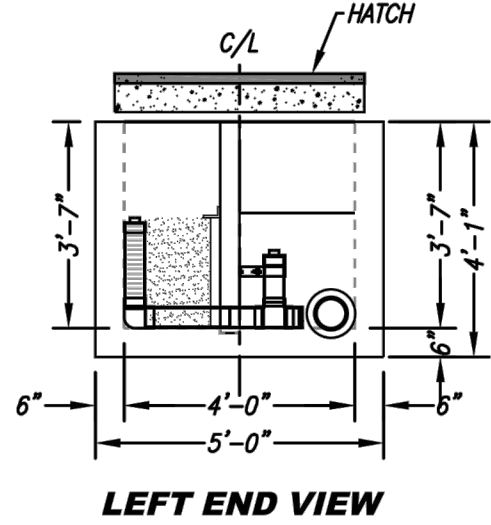


JOB NO.	21695
DATE	09/29/2022
SCALE	NTS
DESIGNED	BLB
DRAWN	PMS
CHECKED	CP
APPROVED	BLB

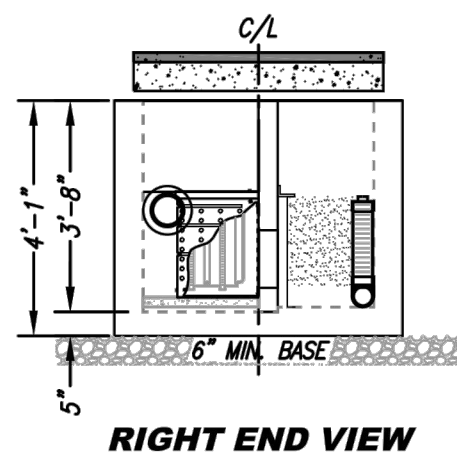
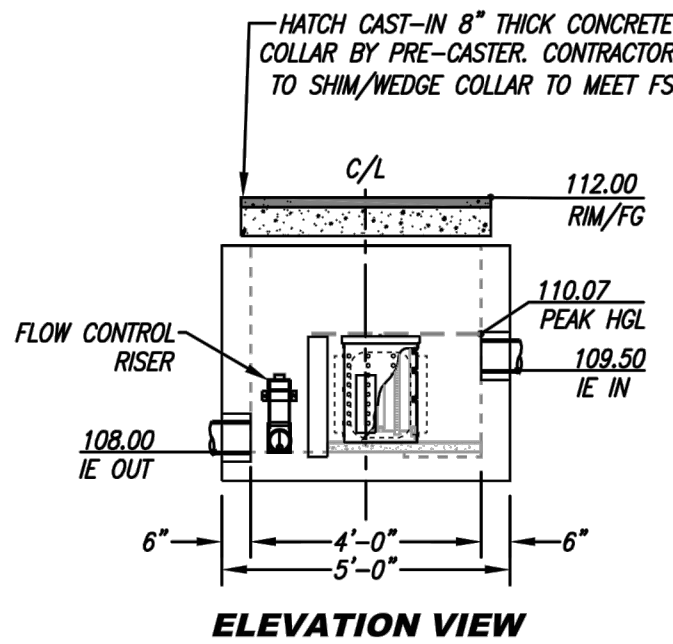
SHEET C5.1

NE 1/4 OF NW 1/4 OF SECTION 34, T. 24 N., R. 06 E., W.M.
CITY OF ISSAQUAH, KING COUNTY, STATE OF WASHINGTON

PLAN VIEW

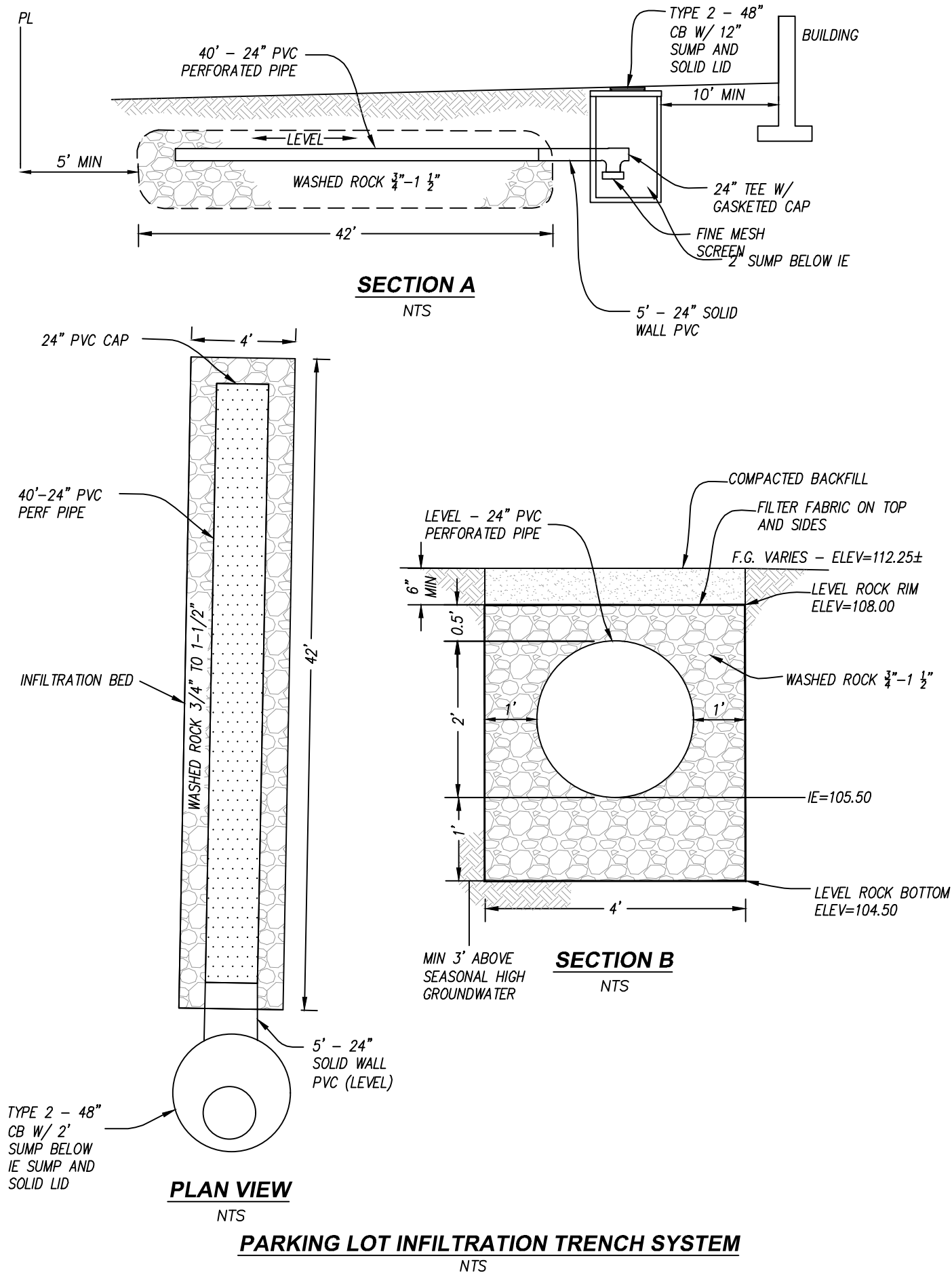
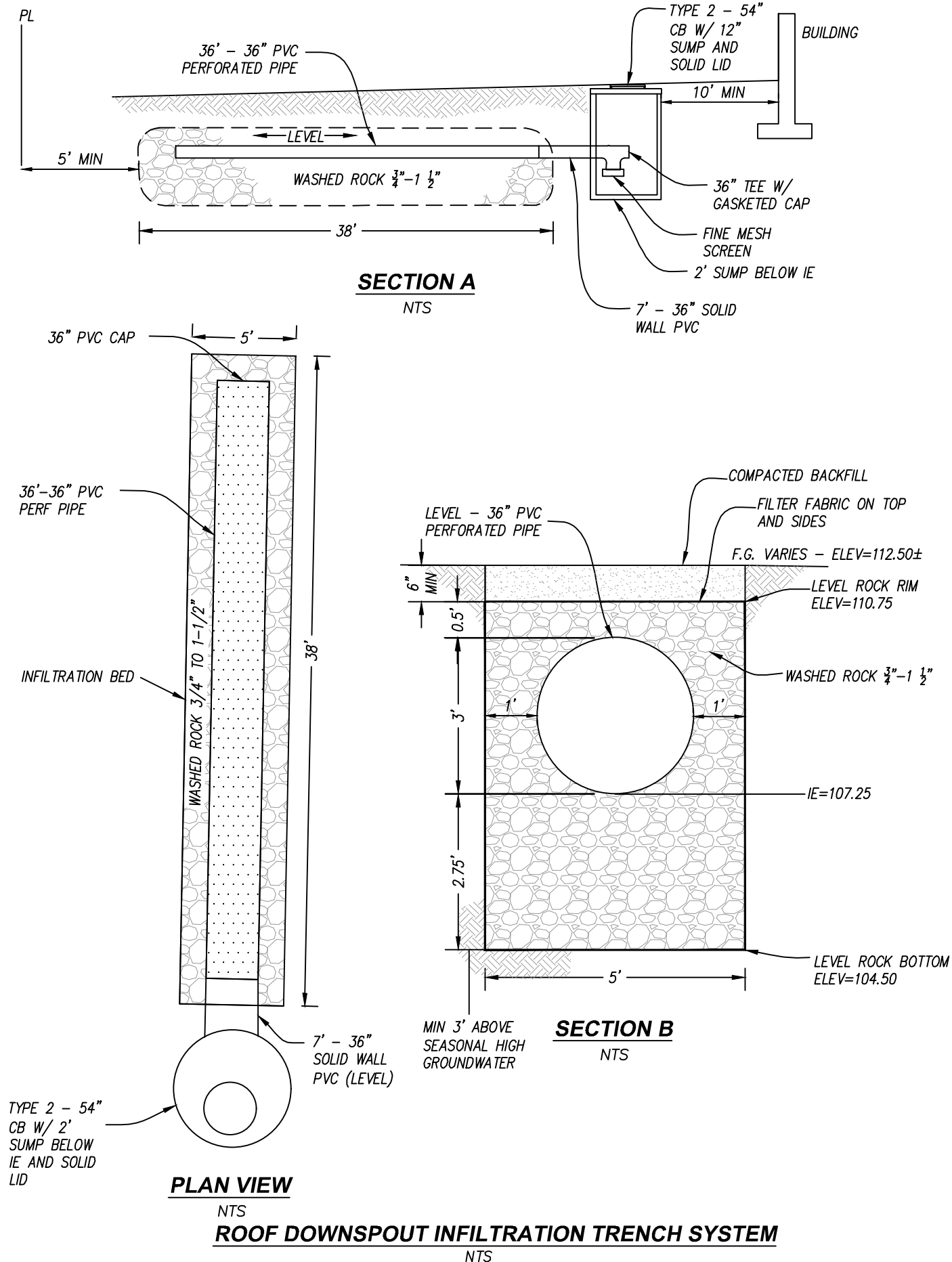


IT IS RECOMMENDED THAT A SUFFICIENT VARIATION IN ELEVATION BETWEEN THE INLET AND OUTLET BE PROVIDED TO ALLOW FOR ACCUMULATION OF SEDIMENT IN THE PRE-TREATMENT CHAMBER. FAILURE TO DO SO MAY RESULT IN BLOCKAGE AT INFLOW POINT(S) WHICH MAY CAUSE UPSTREAM FLOODING.



TREATMENT FLOW (CFS)	0.031
OPERATING HEAD (FT)	2.0
PRETREATMENT LOADING RATE (GPM/SF)	1.1
WETLAND MEDIA LOADING RATE (GPM/SF)	1.0

MWS-L-4-4-3'-7"-V-UG
STORMWATER BIOFILTRATION SYSTEM
STANDARD DETAIL

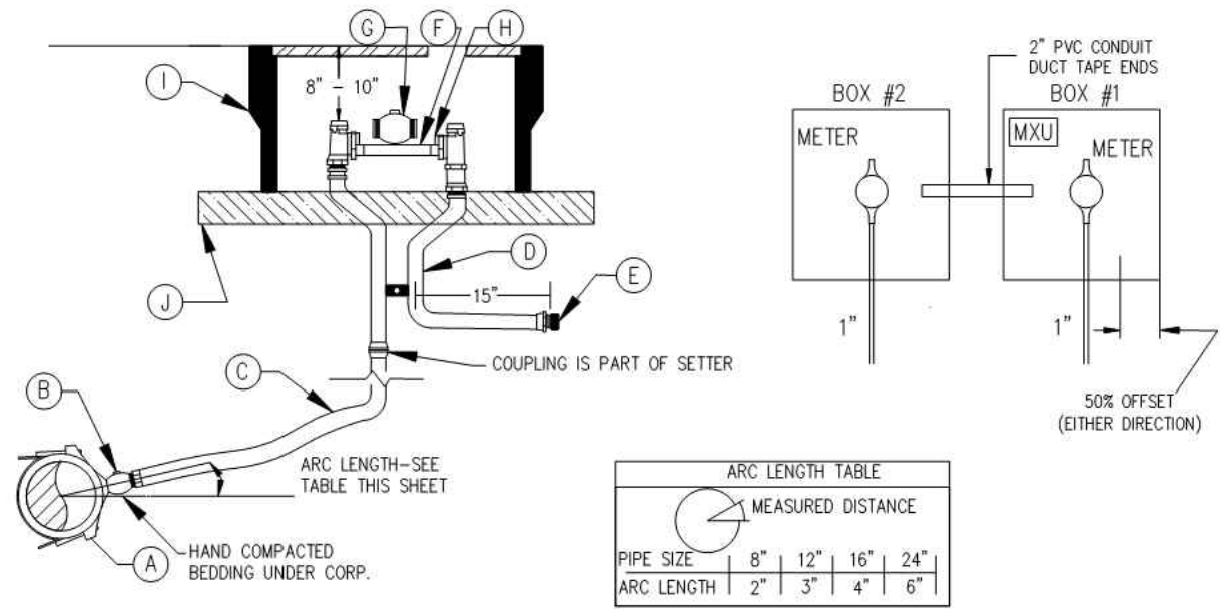


1. CONTRACTOR TO PROVIDE ALL LABOR, EQUIPMENT, MATERIALS AND INCIDENTALS REQUIRED TO OFFLOAD AND INSTALL THE SYSTEM AND APPURTENANCES IN ACCORDANCE WITH THIS DRAWING AND THE MANUFACTURER'S SPECIFICATIONS, UNLESS OTHERWISE STATED IN MANUFACTURER'S CONTRACT.
2. UNIT MUST BE INSTALLED ON LEVEL BASE. MANUFACTURER RECOMMENDS A MINIMUM 2" LEVEL ROCK BASE UNLESS SPECIFIED BY THE PROJECT ENGINEER. CONTRACTOR IS RESPONSIBLE FOR VERIFYING PROJECT ENGINEER'S RECOMMENDED BASE SPECIFICATIONS.
4. CONTRACTOR TO SUPPLY AND INSTALL ALL EXTERNAL CONNECTING PIPES. ALL PIPES MUST BE FLUSH WITH INSIDE SURFACE OF CONCRETE (PIPES CANNOT INVERT BEYOND FLUSH). INVERT OF OUTFLOW PIPE MUST BE FLUSH WITH DISCHARGE CHAMBER FLOOR. ALL PIPES SHALL BE GRADED WATERTIGHT PER MANUFACTURER'S STANDARD CONNECTION DETAIL.
5. CONTRACTOR RESPONSIBLE FOR INSTALLATION OF ALL PIPES, RISERS, MANHOLES, AND HATCHES. CONTRACTOR TO USE GROUT AND/OR BRICKS TO MATCH COVERS WITH FINISHED SURFACE UNLESS SPECIFIED OTHERWISE.
6. VEGETATION SUPPLIED AND INSTALLED BY OTHERS. ALL UNITS WITH VEGETATION MUST HAVE DRIP OR SPRAY IRRIGATION SUPPLIED AND INSTALLED BY OTHERS.
7. CONTRACTOR RESPONSIBLE FOR CONTACTING BIO CLEAN FOR ACTIVATION OF UNIT. MANUFACTURER'S WARRANTY IS VOID WITHOUT PROPER ACTIVATION BY A BIO CLEAN REPRESENTATIVE.

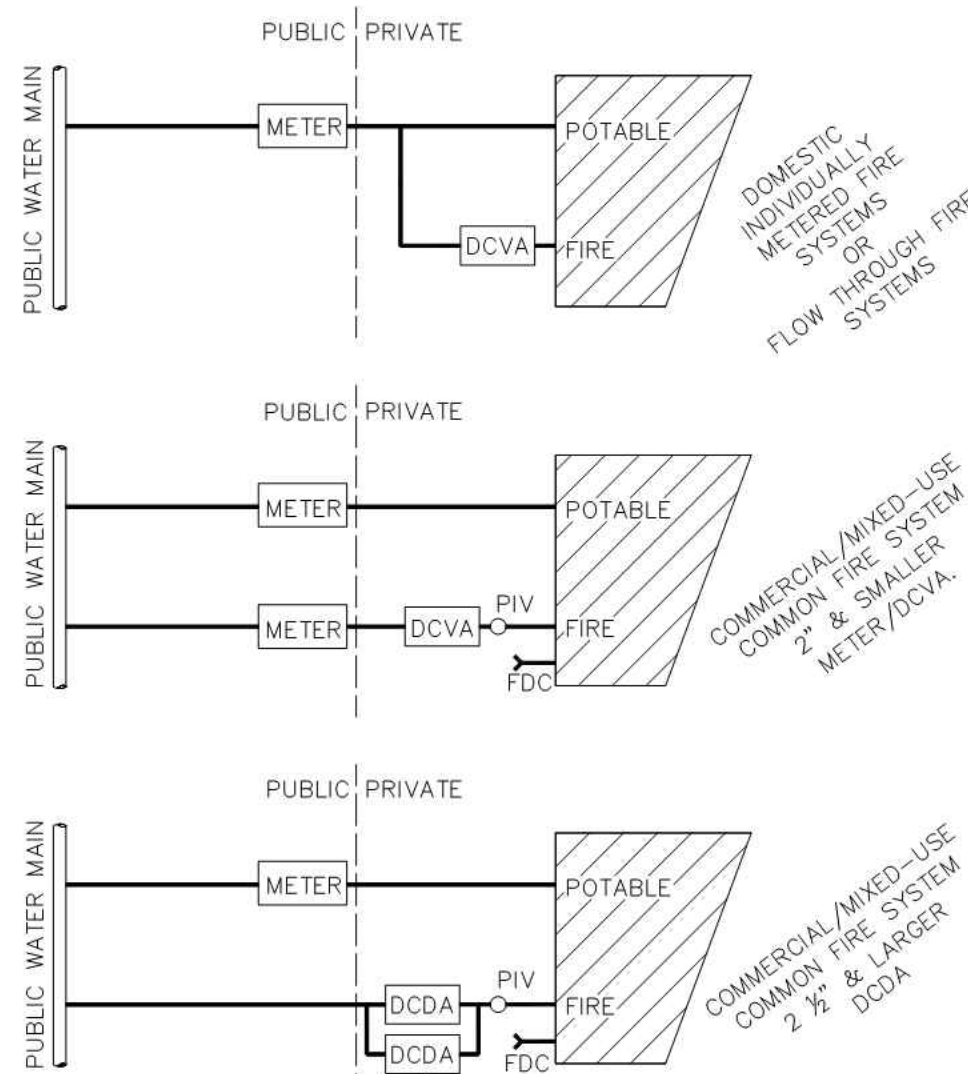
1. MANUFACTURER TO PROVIDE ALL MATERIALS UNLESS OTHERWISE NOTED.
2. ALL DIMENSIONS, ELEVATIONS, SPECIFICATIONS AND CAPACITIES ARE SUBJECT TO CHANGE. FOR PROJECT SPECIFIC DRAWINGS DETAILING EXACT DIMENSIONS, WEIGHTS AND ACCESSORIES PLEASE CONTACT BIO CLEAN.



THE INFORMATION CONTAINED IN THIS DOCUMENT IS THE SOLE PROPERTY OF FORTERRA AND ITS COMPANIES. THIS DOCUMENT, NOR ANY PART THEREOF, MAY BE USED, REPRODUCED OR MODIFIED IN ANY MANNER WITHOUT THE WRITTEN CONSENT OF FORTERRA.



1. SERVICE LINE MUST BE INSTALLED PERPENDICULAR TO THE WATER MAIN, BACKFILL WITH 3/4" MINUS TO 6" OVER PIPE. COMPACT TO 90% MAX. DRY DENSITY PER ASTM D-1557.
2. IF SERVICE LINE IS 12" OR LESS IN DIAMETER, IT MUST BE SETTER PRIOR TO ROAD REPAIR. IF TWO OR MORE SERVICES ARE REQUIRED THEN SETTERS MUST BE INSTALLED 12" APART AND STAGGERED.
3. IF SERVICE LINE IS 12" OR MORE IN DIAMETER, THE EXCEPT CLASS 52 OR THICKER THICKER THICKER, THE CORP. STOP MUST BE TAPPED DIRECTLY INTO CLASS 52 OR THICKER THICKER THICKER PIPE FOR 6" MIN. ADD 6" ROCK COMPACT TO MSDSOT SPEC. 0-3/32".
4. SET BOX TO GRADE AND LEVEL WITH GRADE - PROVIDE POSITIVE DRAINAGE AWAY FROM BOX.
5. IF SERVICE LINE IS 12" OR MORE IN DIAMETER, NO MORE THAN 2 FEET APART IN 6" IN SIDEWALKS (MERE APPROVED).
6. METER LOCATIONS SHALL BE APPROVED BY CITY, AVOID SIDEWALKS AND DRIVEWAYS.
7. SERVICE SHALL BE INSTALLED BY THE CITY ON CITY OWNED PROPERTY.
8. SERVICES SHALL NOT BE TAPPED OFF HYDRANT OR FIRE SPRINKLER SYSTEM BRANCHES.
9. IF METER BOX TOP WITH TWO OR MORE TAPPED RIGS AND SHAWNS.
10. CITY SHALL INSTALL METER UNLESS OTHERWISE APPROVED.
11. SETTER SHALL BE RESPONSIBLE FOR SETTING METER TO METER SETTER PRIOR TO ROAD REPAIR. INSTALLATION.
12. ALL MULTIPLE METER THREES OR MORE MUST BE INSTALLED IN ONE SETTING. IF MORE THAN ONE METER IS BEING LOOKING EAR OF SETTER, TAGS MUST BE STAMPED OR



1. BBDA(S) OR BBPA(S) MAY BE REQUIRED REQUIRING CONTINUOUS SUPPLY.

1. FLOW THROUGH FIRE SYSTEMS ARE ALLOWED PER CODE WITH NO BACKFLOW DEVICE REQUIRED.
2. FLOW THROUGH FIRE SYSTEMS MUST BE APPROVED BY CITY OF ISSAQUAH WATER DIVISION PRIOR TO INSTALLATION.
3. INSPECTION BY WATER QUALITY DIVISION REQUIRED BEFORE SHEET ROCK IS INSTALLED..



CITY OF
ISSAQUAH
WASHINGTON

DATE: 2/13/20

SCALE: NTS

SCALE: NTS

CPD Planner	Date	CPD Engineer	Date
<input type="checkbox"/> Reviewed and determined to be not applicable.		<input type="checkbox"/> Reviewed and determined to be not applicable.	

CPD Planner _____ Date _____

☐ Reviewed and determined to be not applicable.



Land Development Manager Date

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REVISIONS		
DESCRIPTION	BY	DATE
PER CITY COMMENTS #1	BLB	09/29/2022

THE PLANS SET FORTH ON THIS SHEET ARE AND SHALL REMAIN THE PROPERTY OF ENCOMPASS ENGINEERING & SURVEYING.



09/29/2022

BRIGHT STARS FAMILY DAYCARE
THARAKA AND DEEPTHI DEVADITHYA
CONSTRUCTION DETAILS III



65 NE Juniper Street, Suite 201 Issaquah, WA 98027 Phone: (425) 392-0250
Eastern Washington Division
407 Swiftwater Blvd Cle Elum, WA 98922 Phone: (509) 674-7433

JOB NO.	21695
DATE	09/29/2022
SCALE	NTS
DESIGNED	BLB
DRAWN	PMS
CHECKED	CP
APPROVED	BLB

SHEET C5 2

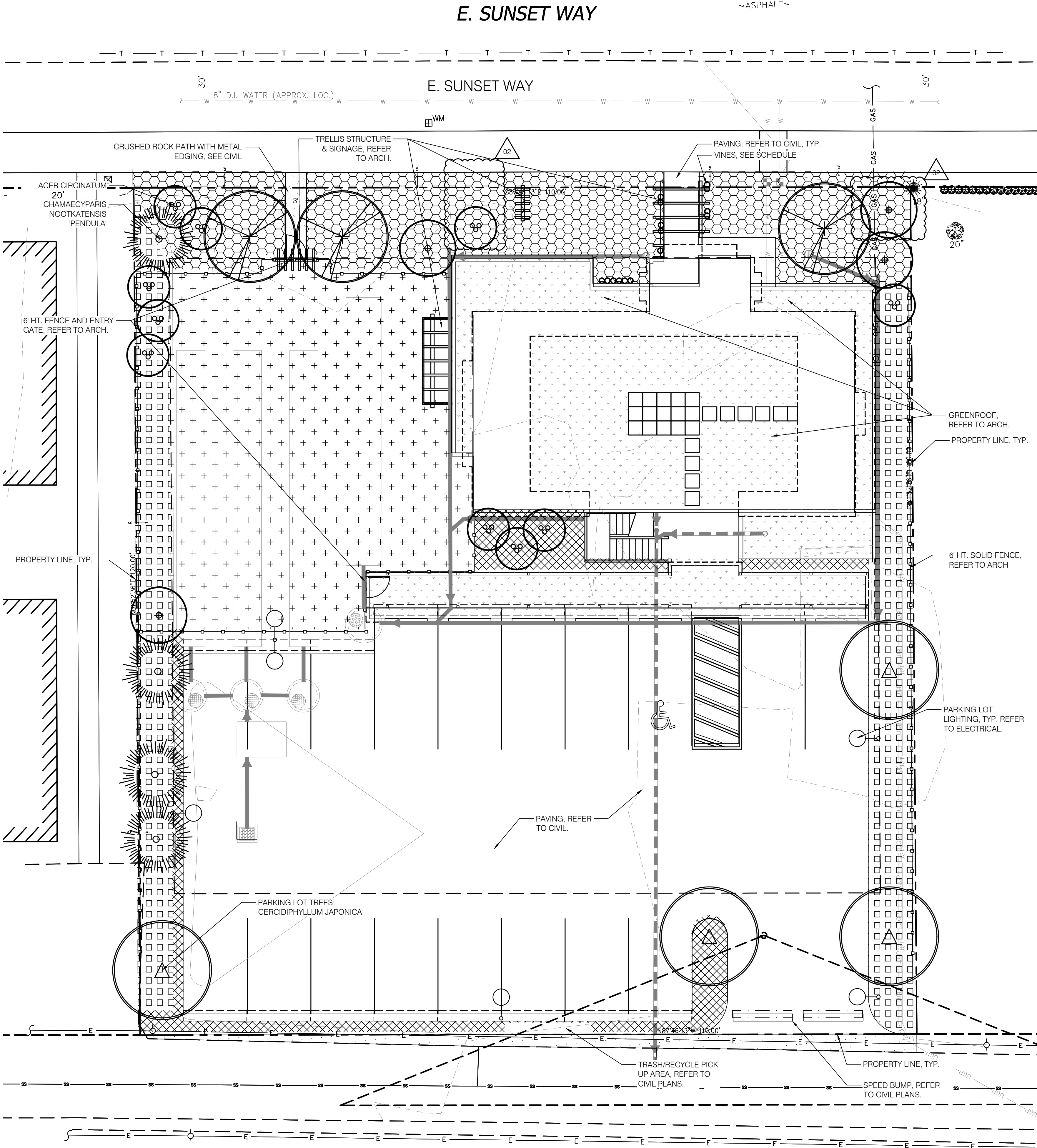


Know what's **below**.
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2/28/22RAYEE HANOT

Berger Partnership Project Number: XXXXXXXX.XX Revised: 12.01.2022 10:38 AM By: Shannon Leslie Filename: g:\project\issaquah bright stars daycare\drawings\cad\sheet\11.00 site plan.dwg

PLANTING LEGEND					
TREES					
QTY	BOTANICAL NAME	COMMON NAME	SIZE/HT	NATIVE (N)	EVERGREEN
10	ACER CIRCINATUM	VINE MAPLE	6-8' HT. MIN. MULTI-TRUNK	(N)	
4	CERCIDIPHYLLUM JAPONICA	KATSURA	2.5' CAL. MIN.		
4	CHAMAECYPARIS NOOTKATENSIS 'PENDULA' (EVERGREEN)	WEeping ALASKAN YELLOW CEDAR	10' HT. MIN., B&B		(E)
4	GARRYA ELLIPTICA (EVERGREEN)	COAST SILKTASSEL	6' HT. MIN, B&B	(N)	(E)
3	STEWARTIA PSEUDOCAMELLIA	JAPANESE STEWARTIA	2.5' CAL. MIN.		
1026 SF PERIMETER LANDSCAPE MIX (TYPE 3 VISUAL BUFFER)					
QTY	BOTANICAL NAME	COMMON NAME	SIZE/SPACING	NATIVE (N)	
	ARCTOSTAPHYLOS UVA-URSI	KINNIKINNICK	4" POT, 12" O.C.	(N)	
	CORNUS SERICEA 'MIDWINTER FIRE'	RED TWIG DOGWOOD	3 GAL, 36" O.C.	(N)	
	FRAGARIA CHILOENSIS	BEACH STRAWBERRY	4" POT, 12" O.C.	(N)	
	MAHONIA X MEDIA 'CHARITY'	CHARITY MAHONIA	5 GAL, 60" O.C.	(N)	
	POLYSTICHUM MUNITUM	WESTERN SWORD FERN	2 GAL, 24" O.C.	(N)	
	RIBES SANGIUNEUM	RED FLOWERING CURRANT	5 GAL, 48" O.C.	(N)	
	SYMPHORICARPOS ALBUS	SNOWBERRY	3 GAL, 36" O.C.	(N)	
	VACCINIUM OVATUM	EVERGREEN HUCKLEBERRY	3 GAL, 36" O.C.	(N)	
1320 SF STREET FRONTAGE PLANTING MIX					
QTY	BOTANICAL NAME	COMMON NAME	SIZE/SPACING	NATIVE (N)	
	ARCTOSTAPHYLOS UVA URSI	KINNIKINNICK	1 GAL, 18" O.C.	(N)	
	ASARUM CANADENSE	WILD GINGER	4" POT, 18" O.C.	(N)	
	AQUILEGIA FORMOSA	WESTERN RED COLUMBINE	1 GAL, 24" O.C.	(N)	
	CAREX OSHIMENSIS	EVERGOLD SEDGE	1 GAL, 24" O.C.		
	CHOISYA X DEWITTEANA 'AZTEC PEARL'	MEXICAN ORANGE 'AZTEC PEARL'	3 GAL, 36" O.C.		
	DAPHNE ODORA	WINTER DAPHNE	1 GAL, 18" O.C.		
	DESCHAMPSIA CESPITOSA	TUFTED HAIR GRASS	1 GAL, 18" O.C.	(N)	
	FRAGARIA CHILOENSIS	BEACH STRAWBERRY	4" POTS, 24" O.C.	(N)	
	GAULTHERIA SHALLON	SALAL	1 GAL, 24" O.C.	(N)	
	NEPETA X FAASSENII 'WALKER'S LOW'	'WALKER'S LOW CATMINT'	1 GAL, 18" O.C.		
	PANICUM VIRGATUM SHENANDOAH	SWITCH GRASS 'SHENENDOAH'	1 GAL, 18" O.C.		
	PEROVSKIA ATRIPLICIFOLIA	RUSSIAN SAGE	2 GAL, 24" O.C.		
	PENNISETUM ALOPECUROIDES 'HADELN'	FOUNTAIN GRASS	2 GAL, 24" O.C.		
	POLYSTICHUM MUNITUM	WESTERN SWORD FERN	2 GAL, 24" O.C.	(N)	
	RAPHIOLEPIS INDICA 'DWARF PINK'	DWARF INDIAN HAWTHORN	3 GAL, 36" O.C.		
	RUDBECKIA FULGIDA	BLACK-EYED SUSAN	1 GAL, 18" O.C.		
	SYMPHORICARPOS 'SCARLET PEARL'	PINK SNOWBERRY	3 GAL, 36" O.C.	(N)	
	VACCINIUM OVATUM	EVERGREEN HUCKLEBERRY	5 GAL, 48" O.C.	(N)	
569 SF PARKING LOT PLANTING MIX					
QTY	BOTANICAL NAME	COMMON NAME	SIZE/SPACING		
	DESCHAMPSIA CESPITOSA	TUFTED HAIRGRASS	1 GAL, 18" O.C.	(N)	
	FRAGARIA CHILOENSIS	BEACH STRAWBERRY	4" POT, 24" O.C.	(N)	
	GERANIUM SPP.	HARDY GERANIUM	1 GAL, 24" O.C.		
	LONICERA PILEATA	BOX LEAF HONEYSUCKLE	5 GAL., 36" O.C.		
	MAHONIA REPENS	CREeping OREGON GRAPE	2 GAL, 24" O.C.	(N)	
	POLYSTICHUM MUNITUM	WESTERN SWORD FERN	2 GAL, 24" O.C.	(N)	
	SYMPHORICARPOS ALBUS	SNOWBERRY	3 GAL, 36" O.C.	(N)	
	RUDBECKIA HIRTA	BLACK-EYED SUSAN	1 GAL, 18" O.C.		
VINES FOR TRELLIS AND VERTICAL WALLS:					
QTY	BOTANICAL NAME	COMMON NAME	SIZE/SPACING		
	AKEBIA SP.	SAUSAGE VINE			
	PASSIFLORA CAERULEA	PASSION FLOWER VINE			
	HYDRANGEA ANOMALA PETIOLARIS	CLIMBING HYDRANGEA			
1938 SF SOD TURF					
1,596 SF GREEN ROOF SEDUM MATS - COLUMBIA GREEN; TUFF STUFF MIX.					



01 SITE PLAN
SCALE: 1/8" = 1'-0"



- A. EXISTING STREET LIGHTS ALONG RIGHT OF WAYS ARE NOT SHOWN/ MODELED.
- B. ARCHITECT TO DEFINE ALL COLORS & FINISHES.
- C. ELECTRICAL CONTRACTOR SHALL DESIGN CONTROLS TO COMPLY WITH WASHINGTON STATE ENERGY CODE (WSEC).

MECHANICAL AND ELECTRICAL BUILDING DESIGN

111 AVE. C, SUITE 104
SNOHOMISH, WA 98290

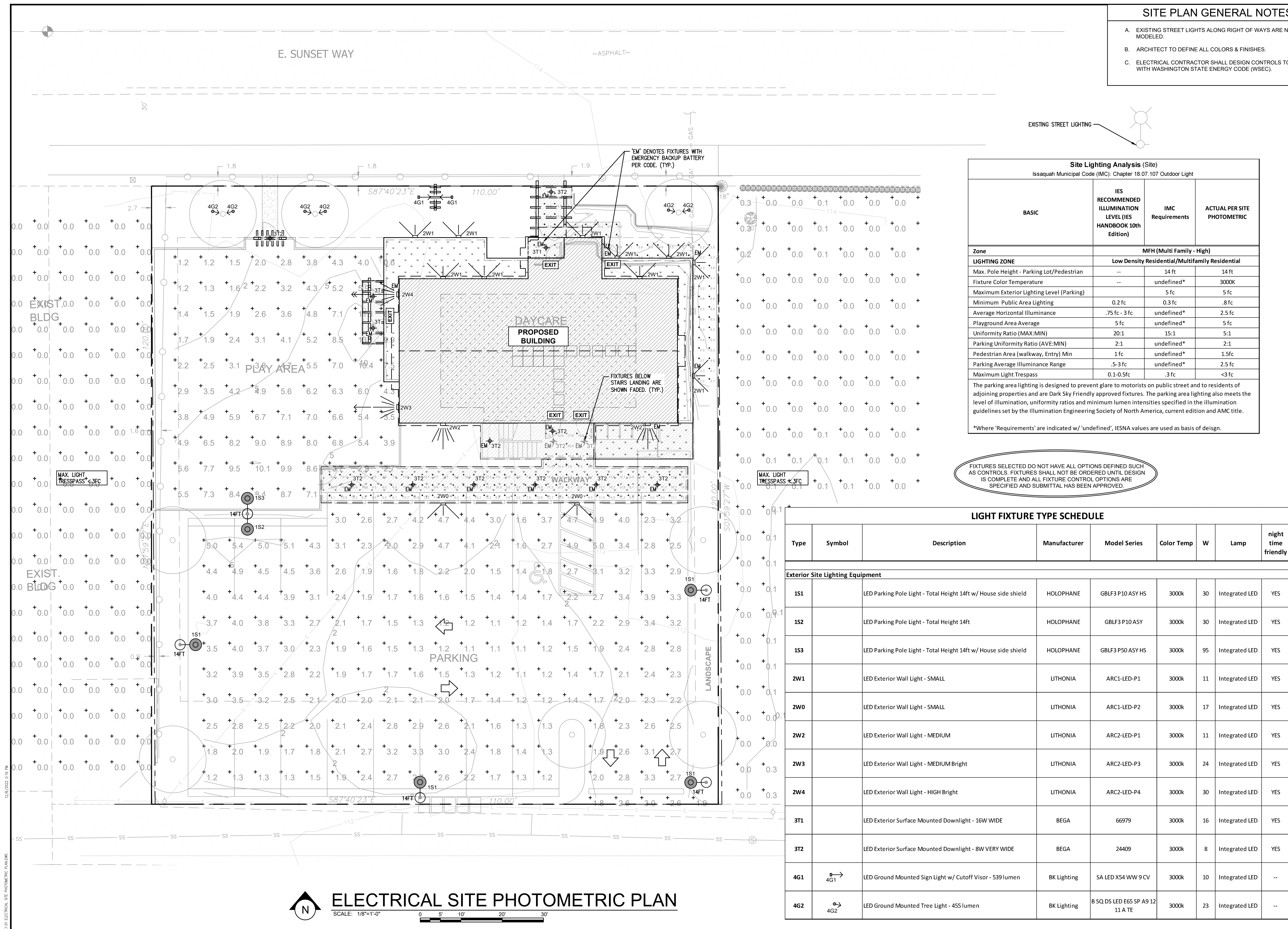
office: 360-863-6677
fax: 360-863-3565

SEAL

REVISIONS		
1	PERMIT REVISION 1	09-06-2022
2	PERMIT REVISION 2	12-09-2022

DRAWN BY:	Yumil Roth
DESIGNER:	Yumil Roth
CHECKED BY:	Tim Carr
SHEET	

E1.1





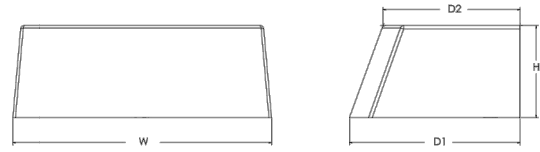
ARC2 LED Architectural Wall Luminaire



[2W2] BLDG SCNCE MD
[2W3] BLDG SCNCE LG

Specifications

Depth (D1): 9.25"
Depth (D2): 7.5"
Height: 5"
Width: 14"
Weight: 11 lbs (without options)



Introduction

The Lithonia Lighting ARC LED wall-mounted luminaires provide both architectural styling and visually comfortable illumination while providing the high energy savings and low initial costs for quick financial payback. ARC2 delivers up to 6,500 lumens with a soft, non-pixelated light source, creating a visually comfortable environment. It offers integrated emergency battery backup options, including an 8W cold temperature option, making it suitable for pedestrian scale applications in any environment.

ARC LED Family Overview

Luminaire	Standard EM, 0°C	Cold EM, -20°C	P1	P2	P3	P4	P5
ARC1 LED	4W	—	1,500	2,000	3,000	—	—
ARC2 LED	4W	8W	1,500	2,000	3,000	4,000	6,500

Ordering Information

EXAMPLE: ARC2 LED P2 40K MVOLT PE DDBXD

Series	Package	Color Temperature	Voltage	Options	Finish
ARC2 LED	P1 1,500 Lumens	30K 3000K	MVOLT 347 ¹	E4WH Emergency battery backup, CEC compliant (4W, 0°C min) ¹	DDBXD Dark bronze
	P2 2,000 Lumens	40K 4000K	—	EWVC Emergency battery backup, CEC compliant (8W, -20°C min) ¹	DBLXD Black
	P3 3,000 Lumens	50K 5000K	—	PE Button type photocell for dusk-to-dawn operation	DNAXD Natural aluminum
	P4 4,000 Lumens	—	—	DMG 0-10V dimming wires pulled outside fixture (for use with an external control, ordered separately) ²	DWDXD White
	P5 6,500 Lumens	—	—	SPD6KV 6KV surge protection ¹	DSBXD Sandstone
					DDBTXD Textured dark bronze
					DBLTXD Textured black
					DNAXTXD Textured natural aluminum
					DWDXDXD Textured white
					DSBXDXD Textured sandstone

Accessories

WSBRW DDBXD U Surface - mounted back box (specify finish)

NOTES

1 347V not available with E4WH, EWVC and SPD6KV.
2 FAC not available with DMG.



COMMERCIAL OUTDOOR One Lithonia Way • Cary, Georgia 30012 • Phone: 1-800-705-SERV (7378) • www.lithonia.com
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ARC2 LED Rev. 05/11/21



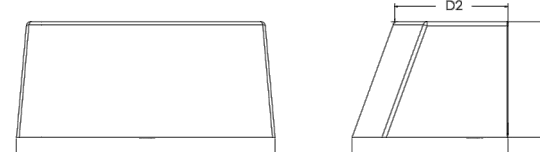
ARC1 LED Architectural Wall Luminaire



[2W1] BLDG SCNCE SM

Specifications

Depth (D1): 6.5"
Depth (D2): 4.75"
Height: 5"
Width: 11"
Weight: 7 lbs (without options)



Introduction

The Lithonia Lighting ARC LED wall-mounted luminaires provide both architectural styling and visually comfortable illumination while providing the high energy savings and low initial costs for quick financial payback. ARC1 delivers up to 3,000 lumens with a soft, non-pixelated light source, creating a visually comfortable environment. The compact size of ARC1, with its integrated emergency battery backup option, is ideal for over-the-door applications.

ARC LED Family Overview

Luminaire	Standard EM, 0°C	Cold EM, -20°C	P1	P2	P3	P4	P5
ARC1 LED	4W	—	1,500	2,000	3,000	—	—
ARC2 LED	4W	8W	1,500	2,000	3,000	4,000	6,500

Ordering Information

EXAMPLE: ARC1 LED P2 40K MVOLT PE DDBXD

Series	Package	Color Temperature	Voltage	Options	Finish
ARC1 LED	P1 1,500 Lumens	30K 3000K	MVOLT 347 ¹	E4WH Emergency battery backup, CEC compliant (4W, 0°C min) ¹	DDBXD Dark bronze
	P2 2,000 Lumens	40K 4000K	—	PE Button type photocell for dusk-to-dawn operation	DBLXD Black
	P3 3,000 Lumens	50K 5000K	—	DMG 0-10V dimming wires pulled outside fixture (for use with an external control, ordered separately) ²	DNAXD Natural aluminum
	—	—	—	SPD6KV 6KV surge protection ¹	DWDXD White
	—	—	—	FAC Field adjustable light output device. Allows for easy adjustment to the desired light levels, from 20% to 100% ²	DSBXD Sandstone
					DDBTXD Textured dark bronze
					DBLTXD Textured black
					DNAXTXD Textured natural aluminum
					DWDXDXD Textured white
					DSBXDXD Textured sandstone

Accessories

WSBRW DDBXD U Surface - mounted back box (specify finish)

NOTES

1 347V not available with E4WH.
2 FAC not available with DMG.



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ARC1 LED Rev. 05/11/21



GBLF3 GlasWorks® Luminescent LED Berr®



Buy American

Listing Number: _____
Notes: _____
Type: _____

General Description
The architectural luminaire consists of a flat LED optical assembly shrouded by a decorative formed housing and a top mounted cast aluminum electrical assembly. The optical assembly is seamlessly integrated into the form factor for beautiful daytime appearance and exceptionally uniform lighting at night.

Optical Assembly
The optical assembly consists of an edge lit waveguide light engine for unobstructed visual comfort. Light from the LED module is distributed by proprietary wave guide technology to maximize uniformity and minimize glare. Configurable with CCT options of 2700K, 3000K, and 4000K. CRI is 70 minimum. Available with asymmetric, symmetric, or pathway distributions.

Mounting Style
Optional mounting styles include Quick Lock Stem, WPT thread, and horizontal arm.
Quick Lock Stem Mounting style is compatible with the following listing filters:
- Boston Harbor Decorative Arm Fitter (BHD)
- GlasWorks Decorative Arm Fitter (GWF)
- West Liberty Decorative Arm Fitter (WLF)
- Ball Style Decorative Fitter (BSDF)

Electrical Assembly
The cast aluminum electrical housing has a smooth domed contour. A (3) station terminal block is provided to accept #14 through #12 size wire. The electrical housing is shipped with a two-lev latch to provide easy access to the gear assembly. The unit's electrical assembly, containing the electronic driver and other electrical components, plugs into the quick disconnect receptacle. The pendant mount version has a welded stem (Quick Lock Stem Mounting), which aids in installation speed. The arm mount version is provided with two 3/8 inch holes and an end nut and lock washer to connect the luminaire to a 2 inch nominal (2-3/8" O.D.) horizontal

arm and allow a 25° degree adjustment from horizontal to the views.
Electrical System
Programmable LED driver with 0-10V dimming. Optional DALI dimming. Driver life is rated to at least 100,000 hours. Luminaire surge protection rating of 20kA/10kA per ANSI/IEEE 62.41.2.

Listing
The luminaire is CSA certified to US and Canadian standards. IP68 rated electrical chamber. IP68 rated LED optic chamber. 20kA/10kA extreme surge protection per ANSI/IEEE C136.2. Suitable for operation in ambient temperatures from -40°C to 40°C.
Design Light Conservation™ (DLC) qualified product. Not all versions of this product may be DLC qualified. Please check the DLC Qualified Products List at www.designlights.org/ QPL to confirm which version are qualified.

Buy American
This product is assembled in the USA and meets the Buy American Act government procurement requirements under FPL, BAHG and DOL. Please refer to www.buyusa.gov/ for additional information.

Warranty
Limited warranty located at: www.acuitybrands.com/support/warranty/terms-and-conditions
Note: Actual performance may differ as a result of end-user environment and application.
All values are design or typical values, measured under laboratory conditions at 25 °C.
Specifications subject to change without notice.

Example: GBLF3 P30 40K MVOLT ASY QSM BK

Cover Type	LED Lumens Package	Color Temperature	Voltage	Optics	Mounting Style	Finish Color
GBLF3 Berr	P10 P10 Performance Package	27K 2700K, 70 CRI	MVOLT 120-277V	ASY Asymmetric	ASB Horizontal Arm Mount	BK Black
	P20 P20 Performance Package	30K 3000K, 70 CRI	HICOLT 347-480V	SMA Symmetric	NPT 1.37 WPT Thread	BZ Bronze
	P30 P30 Performance Package	40K 4000K, 70 CRI	—	PBW Pathway	QSM Quick Stem Mount	GR Graphite
	P50 P50 Performance Package	—	—	—	—	GN Green
	P60 P60 Performance Package	—	—	—	—	GR Gray
						WB White



[G] GROUND MONUMENT LIGHT

YOSEMITE LED

DATE: _____ PROJECT: _____

CATALOG NUMBER LOGIC: _____

